City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner
DATE: September 23, 2008

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 08-011/ COASTAL DEVELOPMENT PERMIT NO. 08-005/ CONDITIONAL USE PERMIT NO. 08-011 WITH SPECIAL PERMIT NO. 08-002/ VARIANCE NO. 08-006 (Pacific View Mixed Use Building)**

APPLICANT: Karen Otis, Otis Architecture, 16871 Sea Witch Ln., Huntington Beach, CA 92649

PROPERTY OWNER: Michael Younessi, Alea Investments, LLC., 16033 Bolsa Chica St. Ste. 104-200, Huntington Beach, CA 92649

LOCATION: 620 Pacific Coast Highway, 92648 (Northeast corner of Pacific Coast Highway and Seventh St.)

STATEMENT OF ISSUE:

- Mitigated Negative Declaration No. 08-011 analyzes the potential environmental impacts associated with implementation of the proposed project.

- Coastal Development Permit No. 08-005/Conditional Use Permit No. 08-11 request to construct a four story, approximately 12,898 sq. ft. mixed-use development consisting of visitor serving commercial (retail) on the ground floor, residential units on the second and third floor, and a 40 space two-level subterranean parking structure.

- Variance No. 08-006 requests to exceed the maximum allowed number of building stories (4 stories in lieu of the maximum 3 stories).

- Special Permit No. 08-002 request:
  - To permit a reduction of the minimum ground floor setbacks along Pacific Coast Highway (11 to 18 ft. in lieu of 25 ft.).
  - To permit a reduction of the minimum ground floor setbacks along Seventh Street (8 to 10 ft. in lieu of min. 15 ft.),.
  - To permit a reduction of the minimum ground floor setbacks along interior side property line (5 ft. in lieu of min. 7 ft.).

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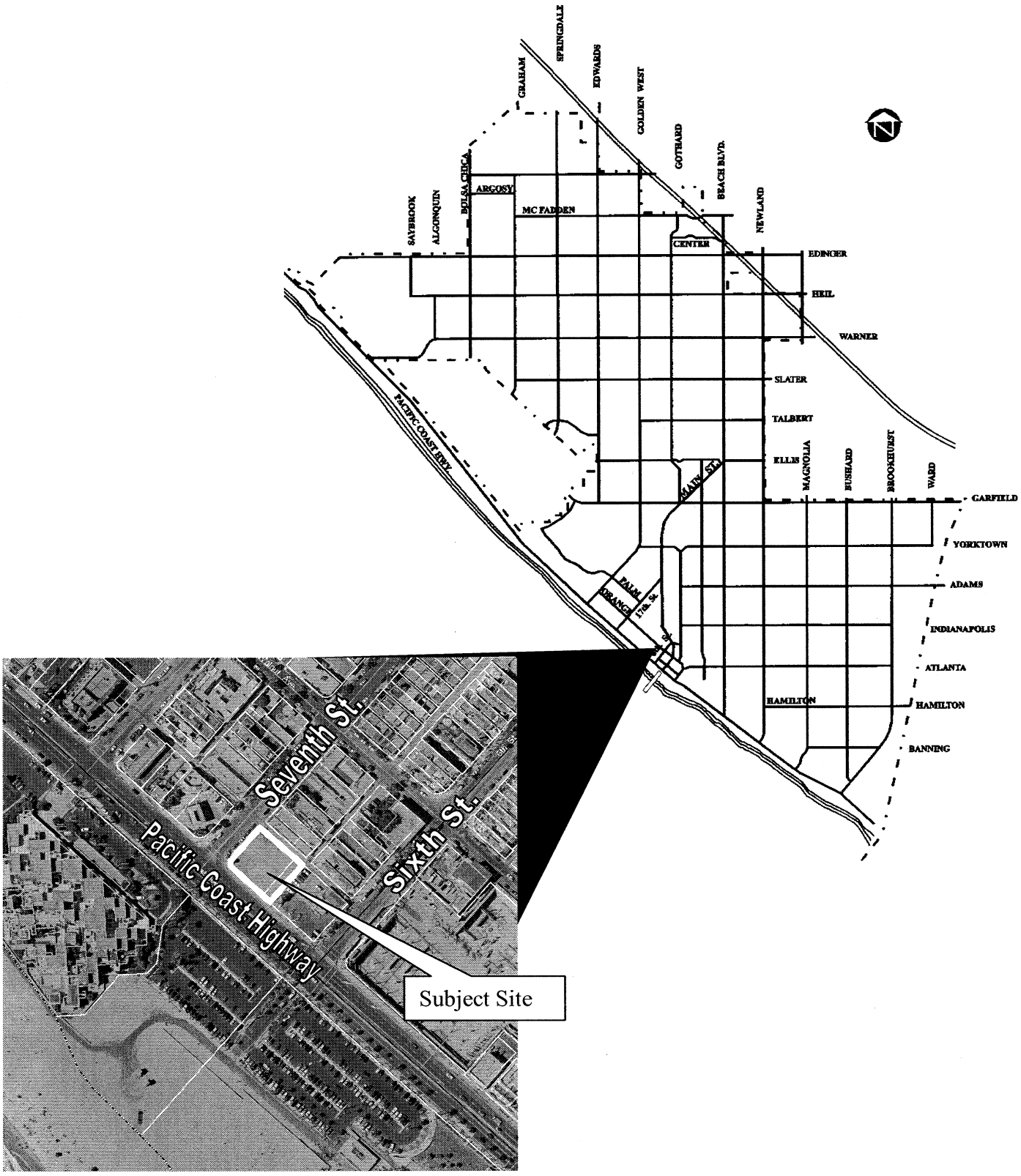


VICINITY MAP
COASTAL DEVELOPMENT PERMIT NO. 08-005/ CONDITIONAL USE PERMIT NO. 08-011 WITH SPECIAL PERMIT NO. 08-002/ VARIANCE NO. 08-006/ MITIGATED NEGATIVE DECLARATION NO. 08-011 (620 PACIFIC COAST HIGHWAY)

- To permit a reduction of the minimum upper story setbacks along Pacific Coast Highway (6 ft. in lieu of min. average of 10 ft.).
- To permit a reduction of the minimum upper story setbacks along Seventh Street (0 ft. in lieu of min. average of 10 ft.).
- To permit an increase of the maximum allowed slope for parking garage transition ramps (15% in lieu of the max. 10%).

- Staff's Recommendation:
  Approve Mitigated Negative Declaration No. 08-011 based upon the following:
  - The project (with mitigation) will have no significant adverse environmental impacts.

  Deny Variance No. 08-006 based upon the following:
  - Approval of the requested variance would constitute a grant of special privilege.
  - There are no special circumstances applicable to the property which warrants approval of the requested variance.
  - Adherence to the maximum three floor requirement is necessary to maintain a consistent and compatible land use pattern in the neighborhood.

  Continue Coastal Development Permit No. 08-005 and Conditional Use Permit No. 08-011 with Special Permit No. 08-002 to allow the applicant time to redesign the project.

RECOMMENDATION:

Motion to:

A. "Approve Mitigated Negative Declaration No. 08-011 with findings and mitigation measures (Attachment No. 1);"

B. "Deny Variance No. 08-06 with findings for denial (Attachment No. 1)."

C. "Continue Coastal Development Permit No. 08-005 and Conditional Use Permit No. 08-011 with Special Permit No. 08-002 to redesign the project **(Staff Recommendation)**.

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

A. "Approve Variance No. 08-006, Coastal Development Permit No. 08-005, and Conditional Use Permit No. 08-011 with Special Permit No. 08-002 with findings and conditions of approval" **(Applicant's Request)**.

B. "Deny Mitigated Negative Declaration No. 08-011, Variance No. 08-006, Coastal Development Permit No. 08-05, and Conditional Use Permit No. 08-011 with Special Permit No. 08-002 with findings for denial."

C. "Continue Mitigated Negative Declaration No. 08-011, Variance No. 08-006, Coastal Development Permit No. 08-005, and Conditional Use Permit No. 08-011 with Special Permit No. 08-002 and direct staff accordingly."

PROJECT PROPOSAL:

Mitigated Negative Declaration No. 08-011 represents a request to analyze the potential environmental impacts associated with implementation of the proposed project.

Coastal Development Permit No. 08-005 and Conditional Use Permit No. 08-011 represents a request for the following:

A. To permit new development pursuant to Chapter 245 Coastal Permit of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

B. To construct a four-story, approximately 12,898 sq. ft. mixed-use development consisting of visitor serving commercial (retail) on the ground floor, residential units on the second and third floor, and a 40 space two-level subterranean parking structure pursuant to Section 4.3.01(b) Permitted Uses of the Downtown Specific Plan (DTSP).

Special Permit No. 08-02, pursuant Section 4.1.02 of the DTSP, a special permit is requested for the following:

A. An 11 ft. to 18 ft. front yard setback along Pacific Coast Highway in lieu of the minimum required 25 ft. landscaped setback (7 to 14 ft. reduction) pursuant to Section 4.3.06, Setback (Front Yard), of the DTSP; and

B. A six foot upper story setback along the Pacific Coast Highway frontage in lieu of a minimum average of 10 ft. upper story setback (4 ft. reduction) pursuant to Section 4.3.09, Setback (Upper Story), of the DTSP; and

C. An eight ft. to 10 ft. exterior (street) side yard setback along Seventh Street in lieu of the minimum required 15 ft. landscaped setback (5 to 7 ft. reduction) pursuant to Section 4.3.07(b), Setback (Side Yard), of the DTSP; and

D. A 0 ft. foot upper story setback along the Seventh Street frontage in lieu of a minimum average of 10 ft. upper story setback (10 ft. reduction) pursuant to Section 4.3.09, Setback (Upper Story), of the DTSP; and

E. A five ft. interior side yard setback in lieu of the minimum required seven ft. side yard setback (2 ft. reduction) pursuant to Section 4.3.07(a), Setback (Side Yard), of the DTSP; and

F. A slope of 15% in lieu of the maximum allowed slope of 10% for parking garage transition ramps (5% increase).

Variance No. 08-006 pursuant to Chapter 240 of the HBZSO is requested to allow a fourth floor deck in lieu of the maximum allowed number of three floors pursuant to Section 4.3.04, Maximum Building Height, of the DTSP.

The request involves the construction of a four-story 12,898 sq. ft. mixed-use building on the subject property. The applicant is proposing approximately 4,261.5 square feet of retail space on the first floor consisting of up to four units. The size of the units range from approximately 777 sq. ft. to 1,204.2 sq ft. The building is designed with the retail storefront facing Pacific Coast Highway (PCH) and Seventh Street. The main entrances of the retail units face PCH. Secondary access is provided at the rear of the units facing the alley.

The project proposes a total of seven residential units on the second and third floors. The following is a break down of the units:

Unit No.	Size (sq. ft.)	Number of Bedrooms
201	1,278	2
202	958	2
203	954	2
204	1,280	2
301	1,437	2
302	1,382	3
303	1,551	2

The units are designed with balconies located along the PCH and Seventh Street frontages. Access to the units is provided from PCH via a pedestrian paseo on the ground floor. The paseo bisects the retail units and leads to an elevator at the rear of building. The elevator provides access to the residential units on the upper floors as well as the subterranean parking structure below. Two staircases, along Seventh St. and the easterly property line, also provide access to the residential units. Common open space for all the residential units is provided on a fourth floor deck. The deck provides amenities such as a barbeque, fire pit and seating areas.

The project proposes to provide parking within a two-level, 40-space subterranean parking garage. Additionally six surface level parking spaces are provided at the rear of the building and accessible from the alley.

Study Session Summary:

The following are issues that were raised during the Planning Commission Study Session meeting on Tuesday, September 9, 2008:

- Comparison of project to other downtown developments

  The Planning Commission requested a comparison of the surrounding developments that were approve with special permits. The tables below provide a breakdown of the Project Site, The Strand and, Plaza Almeria developments in comparison to the proposed project and applicable code requirements.

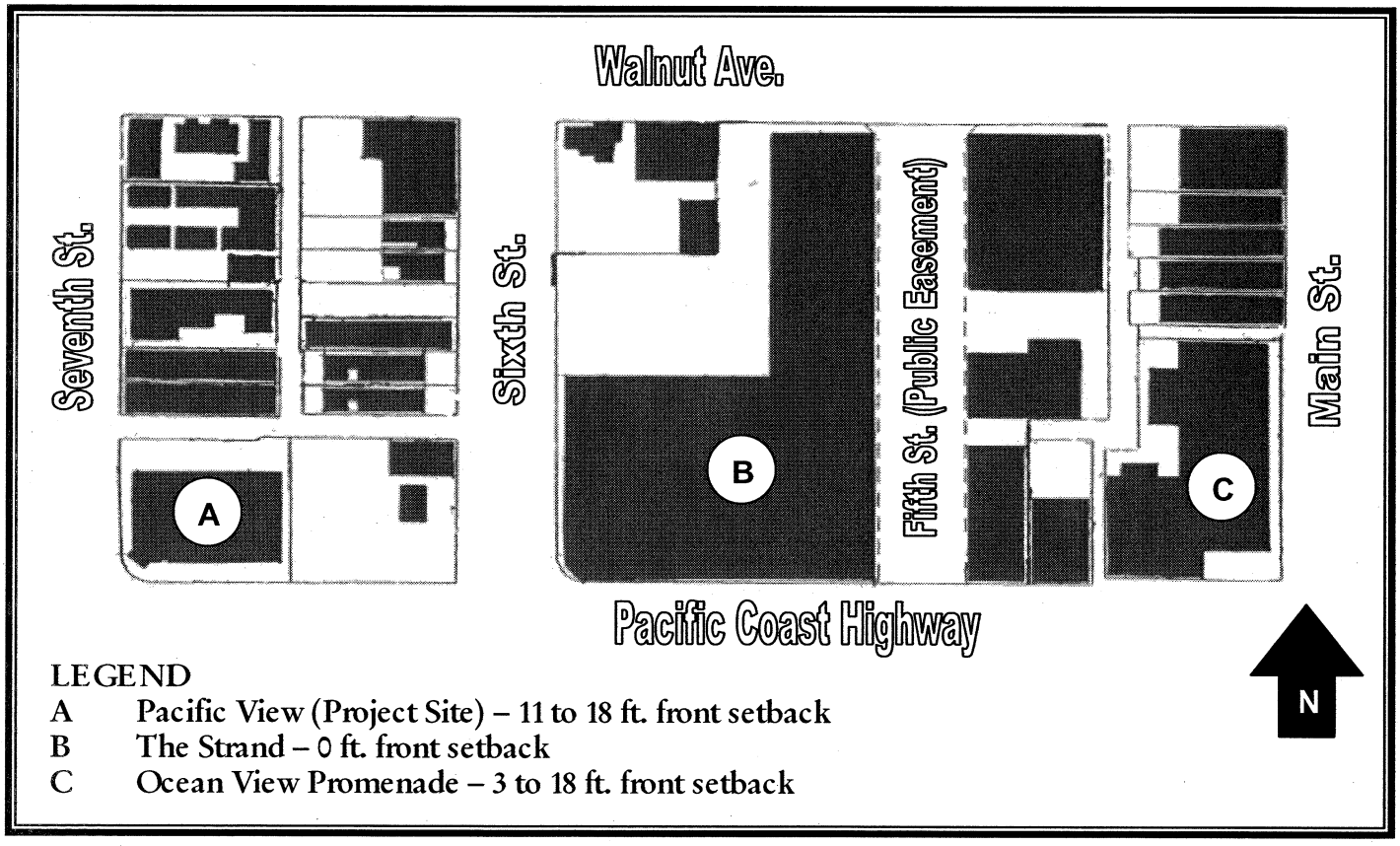
Pacific View (Subject Site)			
	Development Standard	**Proposed**	**Required**
	Front Setback (PCH)	11 to 18 ft	25 ft. min.
	Street Side Setback (7th St.)	8 to 10 ft.	15 ft. min.
	Interior Setback	5 ft.	7 ft. min.
	Upper story setback (PCH)	6 ft.	10 ft. avg. min
	Upper story setback (7th St.)	0 ft.	10 ft. avg. min.
	Number of Stories	4	3 max.
	Transition Ramp Incline	15%	10% max.

The Strand (155 5th St.)			
	Development Standard	**Approved**	**Required**
	Front Setback (PCH)	0 ft	15 ft. min.
	Street Side Setback (6th St.)	6.5 ft.	15 ft. min.
	Street Side Setback (Walnut Ave.)	5 ft.	15 Ft. min.
	Upper Story Setback (PCH)	11 ft. avg.	25 ft. avg. min.
	Height	49 ft. (building) 70 ft. (tower)	45 ft. max. 55 ft. max
	Reduced View Corridor (5th St.)	65 ft.	80 ft. avg. min.

Plaza Almeria (301 Main St.)			
	Development Standard	**Proposed**	**Required**
	Street Setback (Main St., Olive Ave., and Orange Ave.)	0 to 5 ft	5 ft. min.
	Upper story setback (Main St., Olive Ave., and Orange Ave. and 5th St.)	0 to 10 ft.	10 ft. avg. min
	Height	54 ft. (building) 65 ft. (Tower)	45 ft. max. 55 ft. max.
	Public Open Space	3,235 sq ft. linear	1,000 sq. ft. square
	Common Open Space	15,600 sq. ft. 10 ft. dimension	12,735 sq. ft. 20 ft. min. dimension

- Study of setbacks between Seventh St. and Main St.

  The Planning Commission requested a study of the setbacks for proposed project in comparison with the adjacent surrounding structures. The graphic below depicts the setbacks for the proposed development in comparison with the structures along PCH from Main St. to 7th St..



- Alley width

  The Planning Commission requested a plan showing the full width of the alley. The applicant has prepared a plan provided in Attachment No. 5 which depicts the full width of the alley.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	MV-F8-sp-d (Mixed Use Vertical – 1.5 Max. Floor Area Ratio/ 25 Dwelling Units per Acre – Specific Plan Overlay – design Overlay)	SP5 - CZ (Downtown Specific Plan – Coastal Zone)	Vacant
North of Subject Property (across Alley):	RH 30-d-sp (Residential High Density – 35 Dwelling Units per Acre – Specific Plan Overlay – Design Overlay)	SP5 - CZ	Multi-family residential
East of Subject Property:	MV-F8-sp-d	SP5 - CZ	Commercial
South of Subject Property: (across PCH)	OS-S (Open Space – Shore)	SP5 - CZ	Beach parking
West of Subject Property: (across Seventh Street)	MV-F8-sp-d	SP5 - CZ	Retail/Office

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is MV-F8-sp-d (Mixed Use Vertical – 1.5 Max. Floor Area Ratio/ 25 Dwelling Units per Acre – Specific Plan Overlay – design Overlay). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. *Land Use Element*

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

Goal LU9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Goal LU11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy 11.1.7: Require that mixed-use development projects be designed to achieve a consistent and high quality character, including the consideration of architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts.

Policy LU 15.2.2: Require that structures located in the pedestrian overlay zone be sited and designed to enhance pedestrian activity along the sidewalks, in consideration of the following guidelines:

1) Incorporation of uses that stimulate pedestrian activity in the first floor along the street frontage, encouraging professional offices, data computing, and other similar uses to be located in the rear or above the first floor unless economically infeasible;
2) Siting of the linear frontage of the building along the front yard property line to maintain a "building wall" character, except for areas contiguous with the structure use for outdoor dining or courtyards;
3) Assurance that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians, except as may be required for landscape and security;
4) Extensive articulation of the building façade and use of multiple building volumes and planes;
5) Incorporation of landscape and other elements such as planter beds, planters, and window boxes that visually distinguish the site and structure;
6) Incorporation of arcades, courtyards, and other recesses along the street elevation to provide visual relief and interest;
7) Use of roofline and height variation to break up the massing and provide visual interest;
8) Visual differentiation of upper and lower floors;
9) Distinct treatment of building entrances; and
10) Use of pedestrian-oriented signage.

The subject property is located within Community Subarea 1C (abutting the downtown "Core") and does not comply with the standards for maximum building height of three (3) stories within the subarea. The project proposal includes a request for a variance to allow a fourth floor in lieu of the maximum allowed three floors to provide the required common open space for all the residential units (7). The fourth floor deck encompasses the majority of the top level of the structure at the rear elevation and reduces the overall merits of the project. Along the street frontages, the proposed design

incorporates roofline variations and articulation and decorative architectural details/elements. The project also provides visual interest while enhancing the pedestrian experience in the downtown. Yet the requested variance to allow a fourth floor for the provision of the required common open space in lieu of the maximum of three floors renders the building incompatible. The mass and bulk along the rear elevation cannot be addressed through the application of suggested conditions of approval. Removal of the fourth floor would require significant redesign of the overall project and the provision of common open space for the residential units.

B. *Urban Design Element*

Policies UD 1.1.2: Reinforce Downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district by requiring new development be designed to reflect the Downtowns historical structures and adopted Mediterranean theme

Policies - UD 1.4.1: Enhance the connections, where feasible between the public sidewalk and private commercial interior open spaces/courtyard

Absent the issue of incompatibly between the design of the fourth floor along the rear elevation and the character of the residential uses to the north, the project complies with the Urban Design Guidelines. Along the street frontages the project provides an articulated facade and a pedestrian-oriented design through the use of design elements such as building siting along the sidewalk and decorative stone and a glass storefront used to distinguish the ground floor commercial from upper floor residential uses. The proposed mixed-use structure incorporates characteristics consistent with the historic structures in downtown such as pedestrian oriented storefronts, and distinction between lower and upper floors. The architecture adopts a Mediterranean theme by including a stone facade on the first floor, arched storefront mullions, decorative stone cornices, and window treatments above the second and third floor windows. Furthermore, the proposed development will be constructed at reduced setbacks that will place the storefront closer to the public sidewalk to encourage a pedestrian oriented design that provides window-shopping and an intimate downtown atmosphere. In addition, the building storefront wraps around to the east elevation along Seventh Street to extend the pedestrian activities.

C. *Coastal Element*

Policy C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Goal C 3: Provide a variety of recreational and visitor-serving commercial uses for a range of cost and market preferences

Policy C 3.2.3: Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

Policy C 3.4.2: Enhance the Municipal Pier and surrounding area to function as the "hubs" of tourist and community activity.

The development consists of a mixed-use project, which includes retail ground floor units for visitor-serving commercial establishments. Public services and infrastructure are currently available to the project site, as well as the surrounding parcels. Additionally, the proposed project would develop visitor-serving commercial uses at the periphery of the City's downtown core area, which has been targeted for redevelopment as a destination location. Portions of the downtown core have already been established. The proposed project provides for a transition between the downtown core and surrounding residential areas which would help further establish the area. The project site is also located near other established points of attraction, including the Huntington Beach Municipal Pier, and is intended to reinforce the vicinity as a major visitor-serving district.

Zoning Compliance:

This project is located in the SP5 - CZ (Downtown Specific Plan – Coastal Zone) specific plan. With the exception of the variance request and special permit requests, the project complies with the requirements of that zone. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 8) for informational purposes only.

Urban Design Guidelines Conformance:

Absent the issue of incompatibly between the design and provision of the fourth floor for all the required common open space, the proposed project is in substantial conformance with the Urban Design Guidelines, Chapter 5, Downtown/Main Street Commercial. The applicant has completed the Urban Design Checklist for the proposed project and indicates compliance with the Guidelines. The proposed mixed-use development will enhance the downtown as a focal point, emphasize design elements and viewshed of the shoreline and pier. The design will establish pedestrian-oriented, attractive, inviting, building that will provide high quality architecture and design. The proposed design and architecture along the street frontages therefore provides proper access, visibility and identity envisioned for the downtown. The proposed site planning and relationship to the street frontages provides a continuation of the massing of newly constructed development with consistent setbacks and a Mediterranean architectural style encouraged in the City's Design Guidelines. However, the merits of the project proposal are over shadowed by the variance request for the fourth floor to provide all of the required common open spaces. While the street frontages propose architectural style and design that incorporates consistent building form and mass envisioned by the Downtown Specific Plan "Village Concept," the rear elevation is incompatible with the character of the residential uses to the north resulting from the fourth floor. The mass and bulk along the rear elevation cannot be addressed through suggested conditions of approval. Removal of the fourth floor would require significant redesign of the project and re-evaluation by staff for zoning compliance.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design and mitigation measures. Subsequently, draft MND No. 08-011 (Attachment No. 9) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

Draft MND No. 08-011 was advertised and made available for a thirty (30) day public review and comment period, commencing August 7, 2008 and ending on September 5, 2005. A total of eight comment letters were received during the review period. Five letters were received from residents and property owners from the surrounding neighborhood addressing the following issues:

- Increase in traffic generated by the project; and
- Incompatibility with the surrounding neighborhood;

The California Department of Transportation (CalTrans) submitted a letter stating that an encroachment permit would be required for work with the Caltrans controlled right-of-way.

Environmental Board Comments:

The Environmental Board reviewed draft MND No. 08-011 at their September 4, 2008 meeting and provided a comment letter on September 8, 2008. The Environmental Board's letter addressed the following issues:

- Reduced setbacks affect the building's ability to "breathe".
- Park and recreation fees should be dedicated to improve park/open space within the neighborhood.
- Provisions should be made to address dewatering of the garage.
- Roof top elevator shafts and staircases may impede ocean views from neighboring residences.
- Special consideration should be given to existing abandoned oil wells on site.

A Response to Comments and Errata were prepared by staff addressing the issues identified in the eight letters and are included with the attached MND (Attachment No. 9).

Prior to any action on Coastal Development Permit No. 08-005, Conditional Use Permit No. 08-011 with Special Permit No. 08-002, and Variance No. 08-006 the Planning Commission must review and act on MND No. 08-011. Based on the initial study of the project, staff is recommending that the MND be approved with suggested findings and mitigation measures.

Coastal Status:

The proposed project is located within the non-appealable jurisdiction of the Coastal Zone. Coastal Development Permit No. 08-005 is being processed concurrently with Conditional Use Permit No. 08-011 with Special Permit No. 08-002, and Variance No. 08-006 pursuant to Chapter 245 of the HBZSO. The proposed project complies with the zoning code (with exception to the requested special permits and

Variance) and Coastal Zone requirements, and will implement the following policies of the Coastal Element of the General Plan:

- Protect, encourage and, where feasible, provide visitor-serving facilities in the Coastal Zone that are varied in type and price.
- Improve the appearance of visually degraded areas.
- Ensure that adequate parking is provided in all new development in the Coastal Zone.

***Redevelopment Status*:**

The project is located in the Huntington Beach Redevelopment Project, Main-Pier subarea. The Economic Development Department has reviewed the request and supports the proposed development. Only verbal comments have been provided no written comments were received.

***Design Review Board*:**

The project was reviewed by the Design Review Board (DRB) on May 8, 2008, May 29, 2008, and June 12, 2008. The DRB recommended approval of the project with the following modifications:

- An architectural reveal shall be provided between the edge of the staircase enclosure and the balconies along the Seventh St. frontage from the first floor to the fourth floor.
- Landscaping shall be provided along the Seventh Street frontage.
- The tower feature shall either provide a five ft. setback on the third floor or be redesigned as a circular feature with a circular roof.

The applicant concurs with the first two DRB recommended modifications. However, the applicant has expressed concern with the recommendation to modify the square tower proposed at the southwest corner of the site. The applicant has indicated that providing a five ft. setback to the third floor of the tower will have an undesirable affect to the third floor plan. The applicant has also indicated that redesigning the tower as a circular feature will conflict with the south and west elevations of the building. However, the applicant has prepared an alternative design which they believe addresses the issues raised by the DRB (Attachment No. 4). The applicant proposes to keep the square tower feature and provide an 18 inch upper story setback on the third floor of the tower. Staff does not support the applicant's alternative design because the tower is shifted approximately three ft. closer to the property line to provide the upper story setback.

***Subdivision Committee*:** Not applicable.

***Other Departments Concerns and Requirements*:**

The Departments of Fire, Public Works, and Planning have reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on August 29, 2008 and is attached for informational purposes (Attachment No. 8). In addition, the Public Works Department recommended the following conditions of approval if the project were to be approved (Attachment No. 2):

- The underground parking structure shall be prohibited from encroaching onto adjacent properties and alley right-of-way.

- Underground utilities on the project site shall be field verified by an engineer.
- Construction method for shoring/tie back for the foundation construction shall be submitted for review and approval by the Department of Public Works.
- A raised median shall be constructed within the Pacific Coast Highway right-of-way.
- An encroachment permit from Caltrans for work within the Caltrans right-of-way shall be obtained by the applicant.

The Police Department also recommended the following conditions of approval if the project were to be approved as proposed (Attachment No. 2):

- An antenna shall be installed within the underground parking structure to relay Police and Fire Department radio transmissions.
- Lighting in the parking structure shall be placed over and in between parking stalls.
- Security cameras shall be installed at the entrance/exit of the parking structure, elevators, and stairwells.
- Elevators and stairwells shall be adequately lighted.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on September 11, 2008, and notices were sent to property owners of record *and tenants* within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of September 16, 2008, no additional letters other than the eight received in response to the MND public comment period were received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

June 30, 2008

MANDATORY PROCESSING DATE(S):

Mitigated Negative Declaration: December 27, 2008 (180 days)

Coastal Development, Conditional Use Permit with Special Permit, and Variance: Within 60 days from Mitigated Negative Declaration Approval

Coastal Development Permit No. 08-005 and Conditional Use Permit No. 08-036 with Special Permit No. 08-002 were filed on March 10, 2008 and Environmental Assessment No. 08-011 and Variance No. 08-006 were filed on June 5, 2008. The entitlements were deemed complete June 30, 2008. The application is tentatively scheduled for the Planning Commission meeting of September 23, 2008.

If the MND is approved at the September 23, 2008 meeting and the remaining applications, with the exception of the variance request, are continued (staff recommendation), the State mandatory processing deadline will be November 22, 2008. Therefore the coastal development permit and conditional use permit with special permits must be continued to the October 28, 2008 meeting in compliance with the Planning Commission project processing requirements. However, if the entire project is continued

(MND, CDP, CUP w/ SP), the MND will have to be acted upon by December 27, 2008 and the remaining actions must occur within 60 days or by February 25, 2009 at the latest.

ANALYSIS:

The primary issues to consider in conjunction with this request are compatibility with the surrounding land uses, consistency with the General Plan, and compliance with the Downtown Specific Plan. The major site plan issues are the special permits for reduced front and side yard setbacks, reduced upper story setbacks, increased transition ramp slope, and a variance to permit a fourth floor deck for the provision of the code required common open space for the residential units.

Land Use Compatibility

The subject property is located within Community Subarea 1C (abutting the downtown "Core") and does not comply with the standards for maximum building height of three (3) stories within the subarea. The project proposal includes a request for a variance to allow a fourth floor in lieu of the maximum allowed three floors. The fourth floor is designed as an uncovered deck to provide the code required common open space (approximately 2,229 sq. ft.) for all the residential units (7). While the project is designed to appear like a three story structure along the street frontages, the fourth floor deck encompasses the entire top level of the structure appears massive and bulky at the rear elevation. Along the PCH and Seventh Street frontages, the fourth floor is concealed by a decorative tower at the southwest corner of the building and is integrated into the third floor through the use of parapet walls of varying heights. However, access to the fourth floor is provided via two staircases, an elevator, and balcony located at the rear elevation. These elements are located at the edge of the proposed building and add mass and bulk adjacent to the single family uses. The location, design, and size of these elements results in an incompatible design facing the residential uses to the north (across the alley).

The merits of the overall project proposal are reduced by the variance request for the fourth floor. Absent the issue of incompatibility resulting from the fourth floor, the project meets the intent of the general plan. The project incorporates several special permits to reduce the a building setbacks along the Pacific Coast highway and Seventh Street Frontages from 25 ft. to between 11 and 18 ft. and from 15 ft. to between 8 and 10 ft. respectively. The reduced setbacks will be similar and/or greater then setbacks provided for new construction along PCH to the east (The Strand). The Mixed Use General Plan designation identifies the site as located in a pedestrian overlay which promotes sitting of the linear frontage of buildings along the front yard property line to maintain a "building wall" character. The Urban Design Guidelines indicates that downtown commercial development should create a familiar rhythm. This pattern of buildings with similar setbacks and scale visually ties the streetscape together and creates a consistent pattern of development. In addition, repetition of traditional façade components creates patterns and alignment that visually link buildings within several blocks.

Along the street frontages, the proposed design incorporates roofline variations and articulation and decorative architectural details/elements. The project also provides visual interest while enhancing the pedestrian experience in the downtown. Yet the requested variance to allow a fourth floor for the provision of the required common open space in lieu of the maximum of three floors renders the building incompatible. The mass and bulk along the rear elevation cannot be addressed through the application of

suggested conditions of approval. Removal of the fourth floor would require significant redesign of the overall project and the provision of common open space for the residential units. In an effort to allow the applicant to re-design the project within the parameters of the maximum number of floors, staff is recommending a continuance.

Consistency with the General Plan

The General Plan limits the number of stories within Community Subarea 1C to three stories. The project proposal includes a request for a variance to allow a fourth floor in lieu of the maximum allowed three floors. The fourth floor is designed as an uncovered deck to provide required common open space for the residential units. The design of the fourth floor is incompatible with the adjacent residential uses to the north. Because the fourth floor deck encompasses the majority of the top level of the structure at the rear elevation, the provision of a fourth floor is not consistent with the maximum allowed number of floors identified in the General Plan and that the edge of the building is massive and bulky adjacent to the maximum three story residential uses to the north.

Compliance With The Downtown Specific Plan

The mixed use development complies with the intent of District 1 of the DTSP with the exception of the variance for the maximum number of floors and the special permits for the setbacks. The proposed project would develop visitor-serving commercial uses at the periphery of the City's downtown core area, which has been targeted for redevelopment as a destination location. Portions of the downtown core have already been established. The proposed project provides for a transition between the downtown core and surrounding residential areas which would help further establish the area. The project site is also located near other established points of attraction, including the Huntington Beach Municipal Pier, and is intended to reinforce the vicinity as a major visitor-serving district.

As previously mentioned and discussed in further detail below the merits of the project are outweighed by the impacts associated with a variance requests to allow a fourth floor in lieu of the maximum allowed three floors. The applicant requests the variance in order to provide minimum required amount of common open space required by the DTSP. Furthermore, several special permits are requested to deviate from ground floor and upper story setback requirements. The special permit requests are also discussed in further detail below.

Variance

When considering requests for a variance, the Planning Commission must consider whether the subject property presents unique circumstances which justify approval of the variance request. The Planning Commission must also consider whether or not approval of the variance would constitute a grant of special privilege.

HBZSO Section 241.10(B) – *Required Findings for Variances*, states that the Planning Commission must make the following findings when granting a variance:

1. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.

2. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classification.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan.

If the Planning Commission finds that there is insufficient basis for each of the findings listed above, the application must be denied. The requested variance finding identified under No. 4 cannot be made because the fourth floor request is inconsistent with the three story limit identified in the General Plan.

The applicant contends that given the lot size, nature of mixed use development, parking requirements, and amount of open space required by the code (2,229 sq. ft.), the site is limited in terms of viable locations for accommodating the open space requirement. The solution presented by the applicant is to provide a fourth floor deck in lieu of the maximum three floors for purposes of providing common open space.

Staff believes that there are no special circumstances applicable to the property which warrants approval of the requested variance. The subject property, which is 12,924.77 sq. ft. in area and 125 ft. in width, is both larger and wider than the minimum lot area (10,000 sq. ft.) and width (100 ft.) required in District 1 of the DTSP. Moreover, the lot is regular/rectangular in shape and has no topographical constraints or unique surroundings which serve as a basis for approval of an additional floor. Absent such special circumstances, approval of the variance would constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and with the General Plan limit of three stories.

Staff also believes that requiring adherence to the maximum three floor requirement is necessary to maintain a consistent and compatible land use pattern in the neighborhood and minimize any the mass and bulk of structures adjacent to residential uses.

A review of the submitted plans also indicates that other opportunity exists for providing common open for the development. While the proposal complies with the maximum allowed density and maximum allowed floor area ratio, the number of residential units could be reduced and adequate common open space could be provided on the third floor, eliminate the need of a fourth floor deck. Granted, this alternative design may reduce the economic feasibility of the project; however the costs and economic feasibility associated with building in compliance with the applicable codes (absent unique circumstances associated with the property) are not, under the provisions of the HBZSO, a basis for the granting of a variance.

Special Permits

The applicant is requesting approval of six special permits (For a depiction of the special permit request see Attachment No. 6). Section 4.1.02 of the Downtown Specific Plan allows the Planning Commission to grant special permits for deviations from the development standards of the Downtown Specific Plan. Special permits may be approved when the Planning Commission determines that significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met.

These benefits include unique or innovative designs and the use of energy conservation or solar technology. In addition, the Planning Commission must determine that the project and related special permits will also:

1. Promote better living environments; and
2. Provide better land planning techniques with maximum use of aesthetically pleasing types of architecture, landscaping, site layout and design; and
3. Not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general; and
4. Be consistent with objective of the Downtown Specific Plan in achieving a development adapted to the terrain and compatible with the surrounding environment; and
5. Be consistent with the policies of the Coastal Element of the City's General Plan and the California Coastal Act; and
6. Comply with State and Federal law.

Special Permit – Setbacks

The applicant asserts that the proposed development meets the intent of the DTSP by providing an innovative and an energy efficient building. Staff is in support of the requests for special permits for reduced setbacks in that the design of the building along the street frontages provides varying façades and roof offsets to create a "building wall" character. The Urban Design Guidelines indicates that downtown commercial development should create a familiar rhythm. The request continues a pattern of buildings with similar setbacks and scale that visually ties the streetscape together and creates a consistent pattern of development. In addition, it is important to note that the majority of new buildings in downtown have received some relief from the strict application of the ground level and upper story setback requirements. The basis for the upper story setback requirement is to provide a break in the building façade from the first two stories to the 3rd stories above and eliminate a shear wall design. Staff supports the reduced upper story setbacks because the applicant provides a distinctive break between the lower floors and the upper floors by the use of materials and reduced upper story setbacks.

Special Permit – Garage Transition Ramps

To provide a project consistent with the development concept established by District of the DTSP, adequate parking must be provided in compliance with the HBZSO. In order to avoid a streetscape dominated by vehicle parking, the applicant proposes to construct a 40-space subterranean parking structure. However the depth of the subject site (105'-6") restricts the availability of space to comply with max slope of 10% for transition ramps. The increased slope is necessary to provide adequate circulation throughout the parking structure. Staff supports the request for an increased slope of 15% for the transition ramps in that a subterranean parking garage is a superior land planning technique as opposed to provision of a surface parking lot. Furthermore, the increased slope of 15% is limited to the center portion of the transition ramp. Where the ramp meets the alley entrance and at each level of the parking structure, the slope is reduced to 10% to provide a safe transition.

SUMMARY:

The merits of the project proposal are over shadowed by the variance request for the fourth floor. While the street frontages propose an architectural style and design that incorporates consistent building form and mass envisioned by the Downtown Specific Plan "Village Concept," the rear elevation is incompatible with the character of the residential uses to the north. Absent the issue of incompatibility resulting from the fourth floor, the project meets the intent of the General Plan. However, staff believes the request for a variance to allow a fourth floor deck in lieu of the maximum allowed three floors is not warranted. Removal of the fourth floor would require significant redesign of the project. Therefore staff recommends approval of the MND, denial of the variance request, and continuance of the remaining entitlements to give the applicant ample time to redesign the project. It is important to note that staff's analysis of the special permit requests will be reevaluated in the event that the project is redesigned; therefore staff's recommendation may be subject to change.

ATTACHMENTS:

1. Suggested Finding for Approval – Mitigated negative Declaration No. 08-011 and Suggested Findings for Denial – Variance No. 08-006.
2. Public Works Department suggested conditions of approval dated August 29, 2008 and Police Department suggested conditions of approval dated March 30, 2008.
3. Site plan, floor plan, and elevations received and dated June 11, 2008.
4. Applicant's alternative design dated and received June 19, 2008.
5. Exhibit depicting the full width of the alley dated September 16, 2008.
6. Site plan, floor plan, and elevations depicting special permit requests.
7. Project Narrative dated March 10, 2008.
8. Code Requirements Letter dated April 21, 2008 (for informational purposes only).
9. Draft MND No. 08-011 and response to comments.

SH:HF:RT:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND MITIGATION MEASURES

MITIGATED NEGATIVE DECLARATION NO. 08-011

SUGGESTED FINDINGS FOR APPROVAL - MITIGATED NEGATIVE DECLARATION NO. 08-011:

1. The Mitigated Negative Declaration No. 08-011 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and made available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration.

2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.

3. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project, as mitigated through the attached mitigation measures, will have a significant effect on the environment

SUGGESTED MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. The grading plan prepared for the new proposed project shall contain the recommendations included in the Geotechnical Engineering Report for the site prepared by Soil Pacific, Inc., dated July 2004 and updated July 2008. These recommendations shall be implemented in the design of the project and include measures associated with site preparation, fill placement and compaction, dewatering, seismic design features, excavation and shoring requirements, foundation design, concrete slabs and pavement, cement type, surface drainage, trench backfill, and geotechnical observation.

2. The developer shall consult with DOGGR to determine if plug or re-plug of existing abandoned oil wells is necessary. Prior to the issuance of grading permits, the developer shall submit evidence of consultation with DOGGR indicating wells have been plugged or abandoned to current DOGGR standards.

4. In the event that abandoned oil wells are damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g. City of Huntington Beach Fire Department). The developer shall ensure proper implementation for the re-abandonment operation in compliance with all applicable laws and regulations.

SUGGESTED FINDINGS FOR DENIAL

VARIANCE NO. 08-006

SUGGESTED FINDINGS FOR DENIAL VARIANCE NO. 08-006:

1. The granting of Variance No. 08-006 to allow a fourth floor deck in lieu of the maximum allowed number of three floors would constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The subject property exhibits no unique conditions which justify approval of an additional floor. No other such request has been granted to any property located in the vicinity and under an identical zoning classification; therefore the variance would be a grant of special privilege to this property owner. The project could comply with the maximum floor requirements and the common open space provision but would require a redesign and possible reduction in the total number of units. In addition, the proposed request for a fourth (4) story/floor is inconsistent with the maximum story/floor limit of three (3) identified in the General Plan.

2. No special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, exist which serve to deprive the property owner of privileges enjoyed by other properties in the vicinity and under identical zone classification when the strict application of the zoning ordinance is required. The subject property, which is 6,500 sq. ft. in area and 125 ft. in width, is both larger and wider than the minimum lot area (10,000 sq. ft.) and width (100 ft.) required in District 1 of the Downtown Specific Plan. Moreover, the lot is regular/rectangular in shape and has no topographical constraints or unique surroundings which serve as a basis for an additional floor.

HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

SUGGESTED CONDITIONS OF APPROVAL

DATE:	**APRIL 10, 2008**
PROJECT NAME:	**PACIFIC VIEW MIXED USE BUILDING**
ENTITLEMENTS:	**CDP NO. 2008-005, CUP NO. 2008-011, DR NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002**
PLNG APPLICATION NO:	**2008-0050**
DATE OF PLANS:	**MARCH 3, 2008**
PROJECT LOCATION:	**620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7 TH STREETS)**
PROJECT PLANNER:	**RAMI TALLEH, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-374-1682 / RTALLEH@SURFCITY-HB.ORG**
PLAN REVIEWER:	**JAMES WAGNER, SENIOR CIVIL ENGINEER** *JW for*
TELEPHONE/E-MAIL:	**714-536-5467 / JWAGNER@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.**

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The underground parking structure shoring and other structural elements, either temporary or permanent, shall not encroach into the public right-of-way (alley and street side of the project) and shall not encroach into the private properties to the east of the project unless written permission from the property owners is obtained and submitted to Public Works.
2. Underground utilities on the project site shall be field verified by engineer during the design phase and shall be submitted to Public Works.
3. Construction method for shoring/ tie back, etc. for the foundation construction and parking walls shall be submitted to Public Works for review and approval.
4. A raised median shall be constructed in PCH for a length approximately equal to the project frontage. Patterned, colored concrete shall be placed on both sides of the median at the curbs and landscape planting and irrigation shall be provided per plans submitted to and approved by the City of Huntington Beach. Median improvements shall require the removal of all soil under the existing PCH paving that shall be removed, to a 36" depth and importation of a City approved Class A topsoil that has been approved as agriculturally suitable by soil tests performed by the applicant or the material supplier. A separate irrigation controller, SCE meter pedestal, and water meter are required and shall be purchased and installed by the applicant. The

applicant shall be responsible for maintaining the median for 365 days after the initial installation and 30 day plant establishment period has been approved by the City. The applicant shall submit a separate set of landscape development plans to the City for approval prior to the applicant submitting final design plans to Cal Trans. Signing and striping shall be modified consistent with the new raised median. Final concept approval for median improvements shall be by Cal Trans and shall be determined prior to developing final landscape improvement plans. Median improvements shall be completed prior to building occupancy.

5. CALTRANS Encroachment permits for work within the CALTRANS right-of-way (for construction of sidewalks, curb and gutter, etc.) shall be obtained by the applicant or contractor from CALTRANS. A copy of each permit, traffic control plans and other permission granted by CALTRANS shall be transmitted to Public Works prior to start of work.

ATTACHMENT NO. 2.2

HUNTINGTON BEACH
POLICE DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL

DATE:	MARCH 30, 2008
PROJECT NAME:	PACIFIC VIEW MIXED USE BUILDING
PLANNER:	RAMI TALLEH
PLANNING APP. NO.:	PLANNING APPLICATION NO. 2008-0050
ENTITLEMENTS:	COASTAL DEVELOPMENT PERMIT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-011, DESIGN REVIEW NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002
DATE OF PLANS:	MARCH 3, 2008
PROJECT LOCATION:	620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7TH STREET)
PLAN REVIEWER:	JAN THOMAS
TELEPHONE/E-MAIL:	(949) 348-8186 - JCKTHOMAS@COX.NET
PROJECT DESCRIPTION:	TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

SUGGESTED CONDITIONS OF APPROVAL

Garage radio transmittal:

The Police and Fire Department emergency radios may not be able to receive or transmit in the subterranean parking levels. If this is the case, it is imperative that an effective antenna be installed so that emergency personnel can receive/transmit in the parking structure. Please contact Jim Moore, City of Huntington Beach, Information Systems, at (714) 536-5943 for more information.

ATTACHMENT NO. 2-3

Parking structure lighting:

Lighting in parking structures should optimally be placed over and between the parked vehicles. Crimes mainly occur between vehicles; therefore, lighting is important and should focus in these areas. Lighting should also focus on pedestrian areas.

Parking garage and elevators:

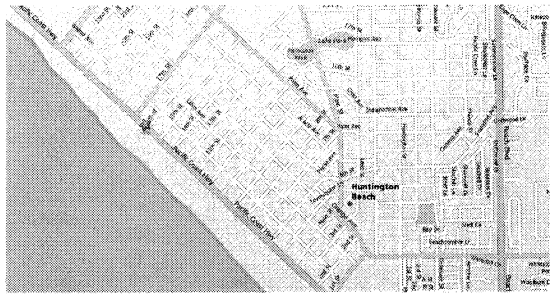
Install a 24 hour-recorded camera at the entrance and exit of the parking garage. Ensure that the camera captures the license plate of each vehicle that enters and exits the structure.

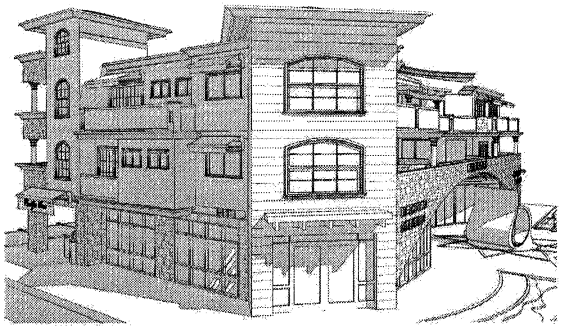
Elevator areas and stairwells should be well lighted and recorded via surveillance cameras 24 hours a day, every day.

ATTACHMENT NO. 3.1

PACIFIC VIEW

612 - 620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA 92648





LEGAL DESCRIPTION

PARCEL 1:
LOT 6-7-8-9 AND 10 IN BLOCK 106 OF THE HUNTINGTON BEACH SECTION OF HUNTINGTON BEACH AS PER MAP RECORDED IN BOOK 3, PAGE 36 OF MISCELLANEOUS MAP IN THE OFFICE OF THE RECORDER OF DAID COUNTY.

APN: 024-0151-28 , 024-0151-29

SCOPE OF WORK .
NEW CONSTRUCTION OF MIXED USE THREE STORY BUILDING (RETAIL STORES AND RESIDENTIAL UNITS) WITH TWO LEVEL UNDERGROUND PARKING.

FLOOR AREA RATIO:.....1:1
LOT AREA.....12,924.77 SF.
LIVING AREA.....12,922.16 SF.

LOT COVERAGE.....6,792.1 SF

. PROPERTY DEVELOPMENT STANDARDS .

DESCRIPTION	REQUIRED	PROVIDED
MIN. FRONT PCH SETBACK	25'-0"	15'-0"
UNDERGROUND PARKING SETBACK	5'-0"	5'-0"
REAR ALLEY SETBACK	12'-0" TO CENTER LINE	12'-6" TO CENTER LINE
7th STREET SETBACK	15'-0"	10'-0"
INTERIOR SIDE SETBACK	7'-0"	5'-0"
BUILDING HEIGHT	35'-0" TO MID. POINT	35'-0" TO MID. POINT

. A R C H I T E C T .

OTIS ARCHITECTURE INC.
16871 SEA WITCH LN
HUNTINGTON BEACH, CA 92649
714 . 846 . 0177
REP. KAREN OTIS

. C L I E N T .

PACIFIC VIEW PLAZA LLC.
MIKE YOUNESSI
16882 BOLSA CHICA ST. #105
HUNTINGTON BEACH, CA 92649
714 . 379 . 1111

. SQUARE FOOTAGE .

FIRST FLOOR.....4,261.5 SF.
RETAIL AREA

SECOND FLOOR.....4,334.0 SF.
RESIDENTIAL AREA

THIRD FLOOR.....4,303.0 SF.
RESIDENTIAL AREA

TOTAL BUILDING
AREA.....12,898.5 SF.

COMMON OPEN SPACE: 25% OF 8,919.67 SF.
.....2,229.91 SF. REQUIRED
2,233.38 SF. PROVIDED

PARKING REQUIREMENTS:

RETAIL AREA.....22 STALLS
RESIDENTIAL AREA.....15 STALLS (6 TWO BEDROOMS)
3 STALLS (1 THREE BEDROOMS)

TOTAL PARKING REQUIRED: 40 STALLS
PARKING PROVIDED: 40 STALLS

SHEET INDEX

HUNTINGTON BEACH SECURITY ORDINANCE:

1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.

2. ALL MAIN OR FRONT ENTRY DOORS TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF HE AREA INMEDIATELY OUTSIDE WITHOUT OPENING THE DOOR. A DOOR VIEWER, A VIEW PORT, WINDOW, OR OTHER OPENING MAY PROVIDE SUCH VIEW.

3. EXTERIOR WOODEN DOORS SHALL BE OF SOLID CORE CONSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 16- GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER.

4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM TRHOW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.

5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.

6. NON - REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES THAT ARE ACCESIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.

7. UNFRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/2 INCH THICK.

8. NARROW-FRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/4 INCH THICK.

9. ANY GLASS THAT IS LOCATED WITHIN 40 INCHES OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED , OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.

10. SOLID WOODEN HATCHWAYS LESS THAN 1-3/4 INCHES THICK SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER AND SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND /OR PADLOCK WITH HARDENED STEEL SHACKLE. ALL OTHER OPENINGS LARGER THAN 96 SQUARE INCHES WITH A DIMENSION IN EXCESS OF 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS, OR GRILLS. (EXCEPTION: NO OPENABLE SKYLIGHTS).

11. A DEVELOPMENT THAT INCLUDES 3 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH FULLY ENCLOSED GARAGES. GARAGE SPACE FOR EACH TENANT SHALL BE SEPARATED BY PARTITIONS OF 3/8 -INCH PLYWOOD OR EQUIVALENT WITH STUDS SET NO MORE THAN 24 INCHES ON CENTER.

Revisions:	By:

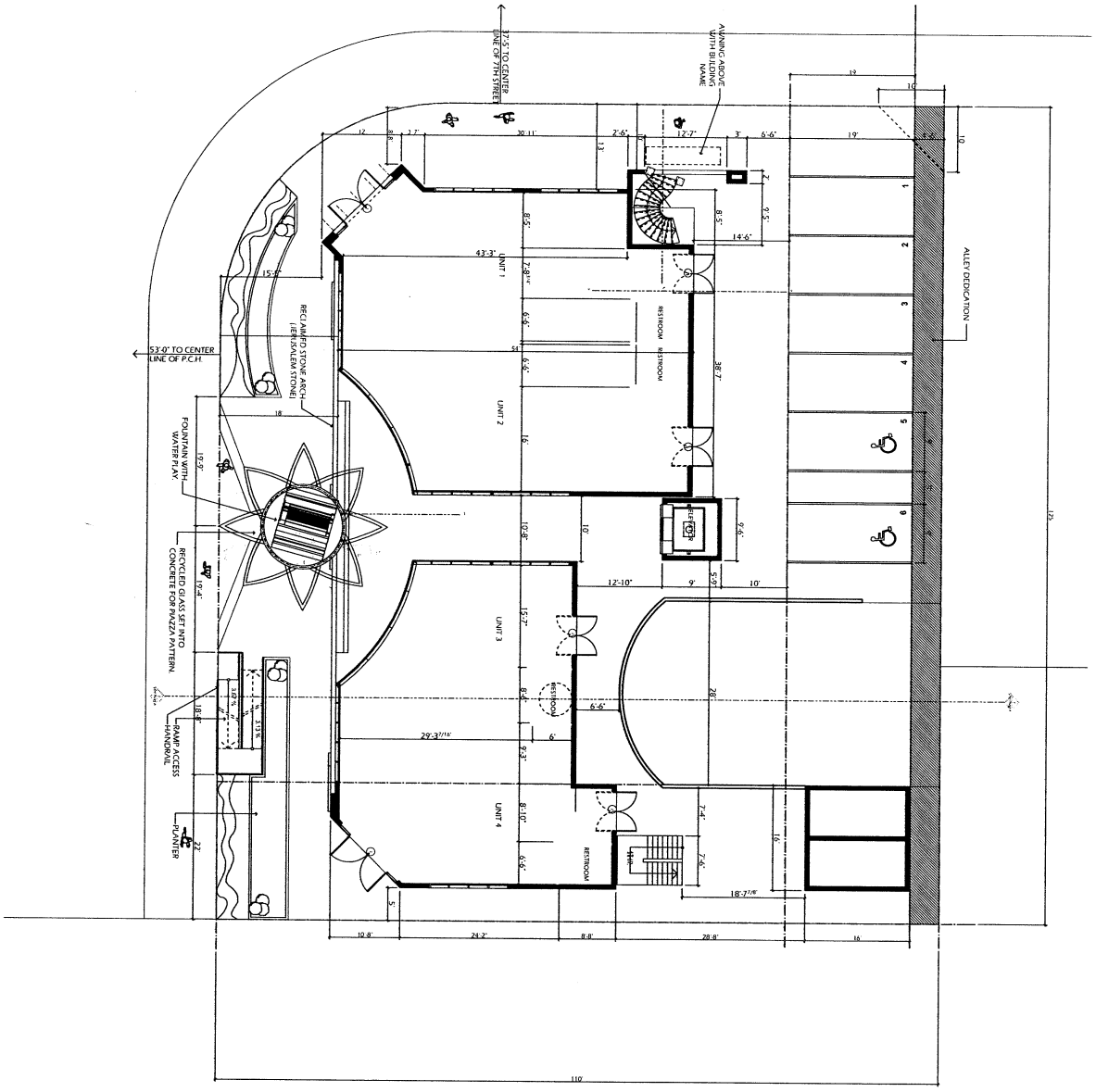
OTIS ARCHITECTURE INC.
16871 Sea Witch Lane
Huntington Beach, CA. 92649
(714) 846-0177 ph (714) 846-2817 fax
www.otisarchitecture.com

PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

TITLE SHEET

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: T-1
Total sheet count:

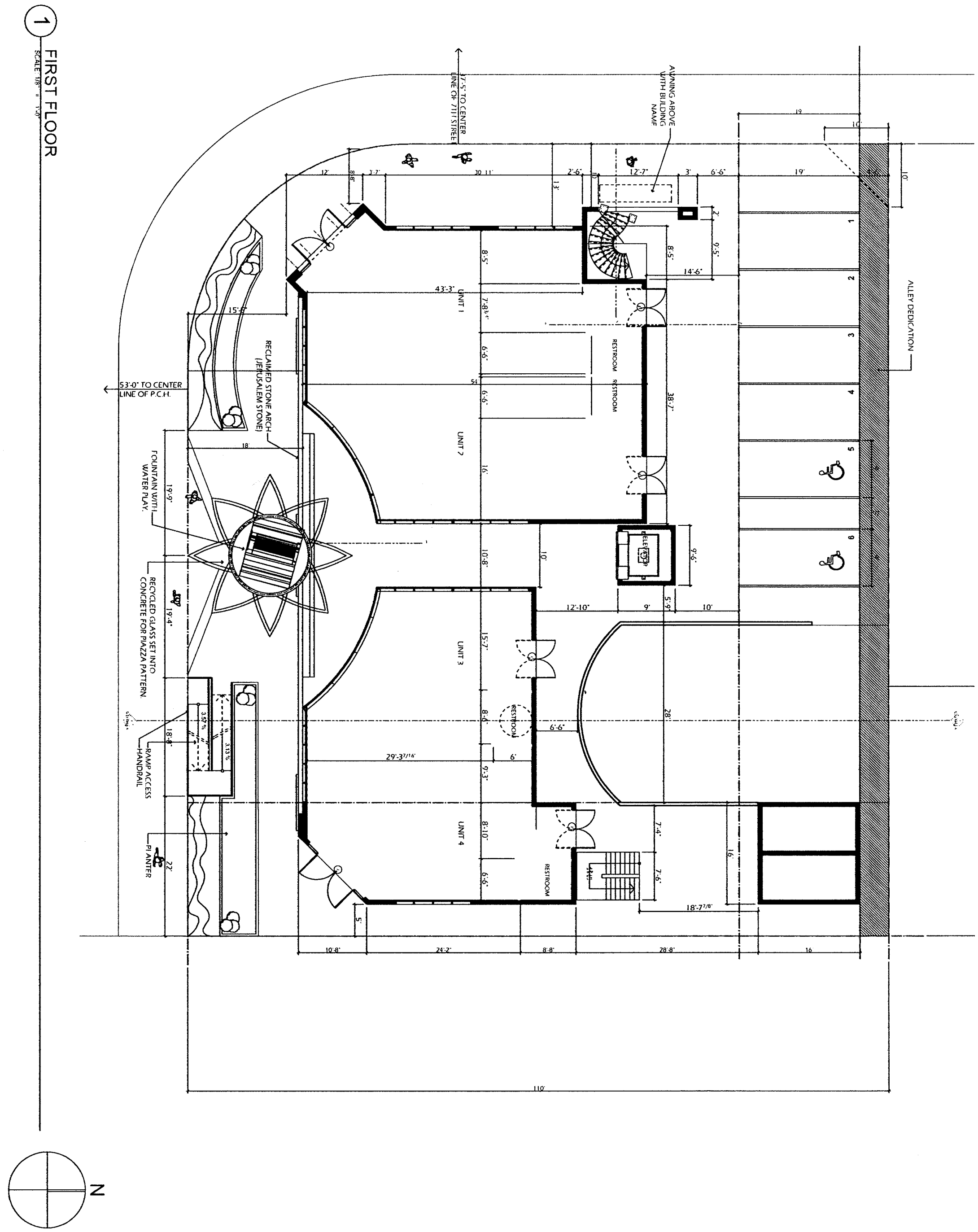
1 SITE PLAN
SCALE: 1/8" = 1'-0"



N

Total sheet count: A-1.1	SITE PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Sheet number: A-1.1 Drawn: E.M. N.R. Project Architect: K.Otis Date: JUNE/10/08	Revisions: By:

ATTACHMENT NO. 3.2



Date:	JUNE/10/08
Project Architect:	K. Otis
Drawn:	E.M. N.R.
Sheet Number:	A-1.2
Total sheet count:	

FIRST FLOOR

PACIFIC VIEW

612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

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16871 Sea Witch Lane
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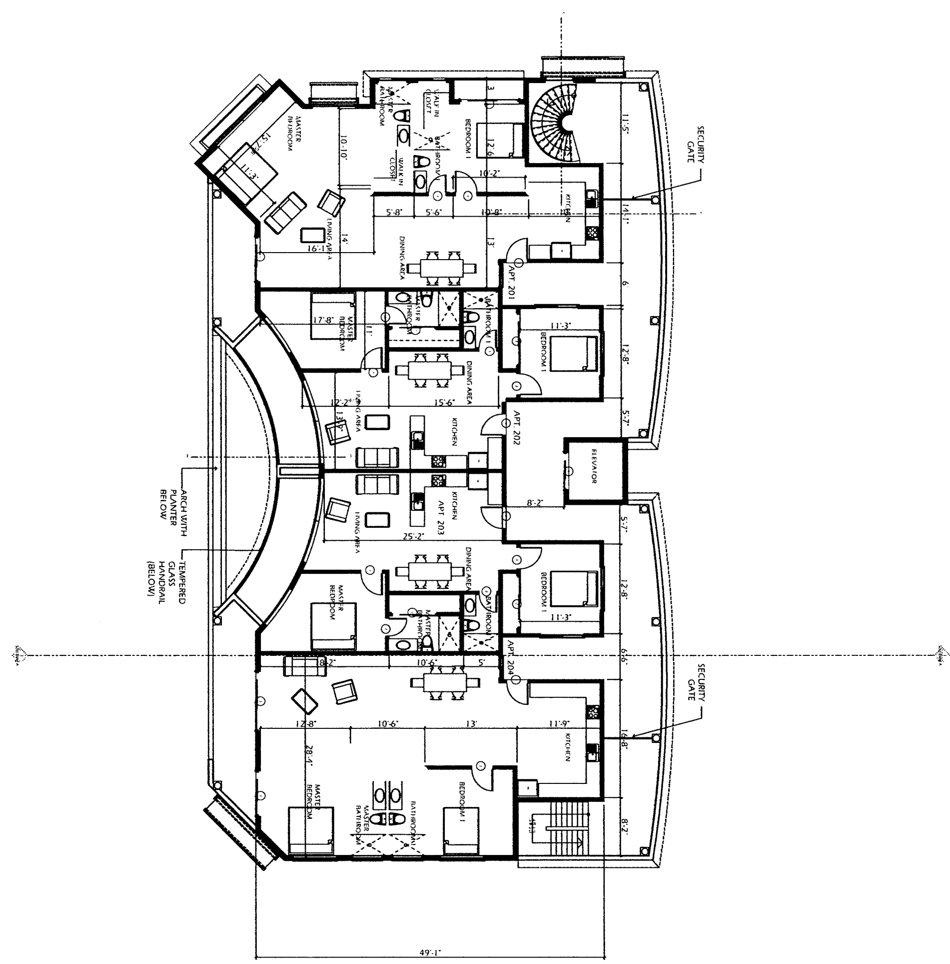
(714) 846-0177 ph (714) 846-2817 fax
www.otisarchitecture.com

Revisions: By:

ATTACHMENT NO. 3.3

1 SECOND FLOOR
SCALE: 1/8" = 1'-0"



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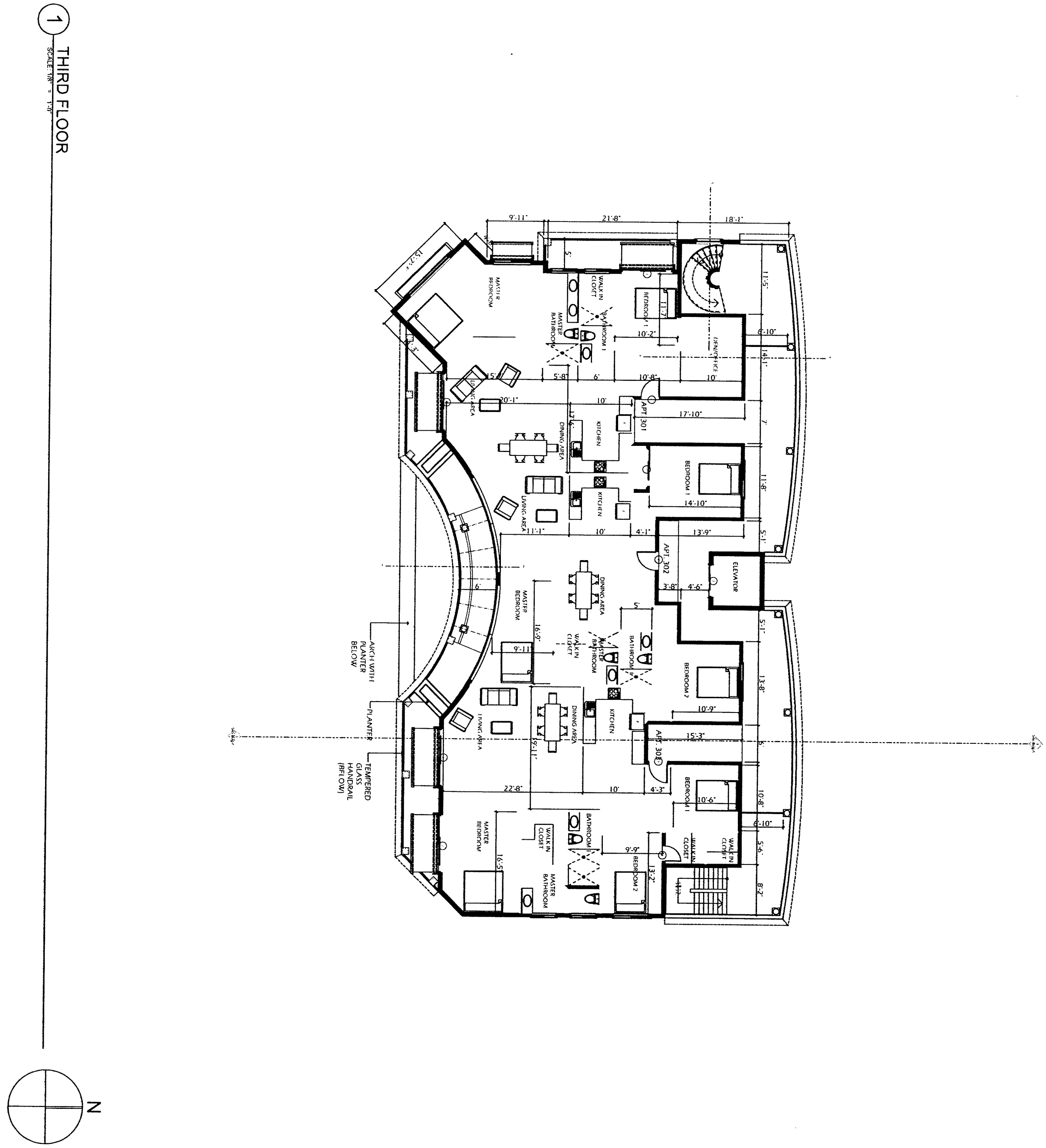
SECOND FLOOR	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	**OTIS ARCHITECTURE INC.** 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: A-1.3
Total sheet count:
Revisions: By:

ATTACHMENT NO. 3.4



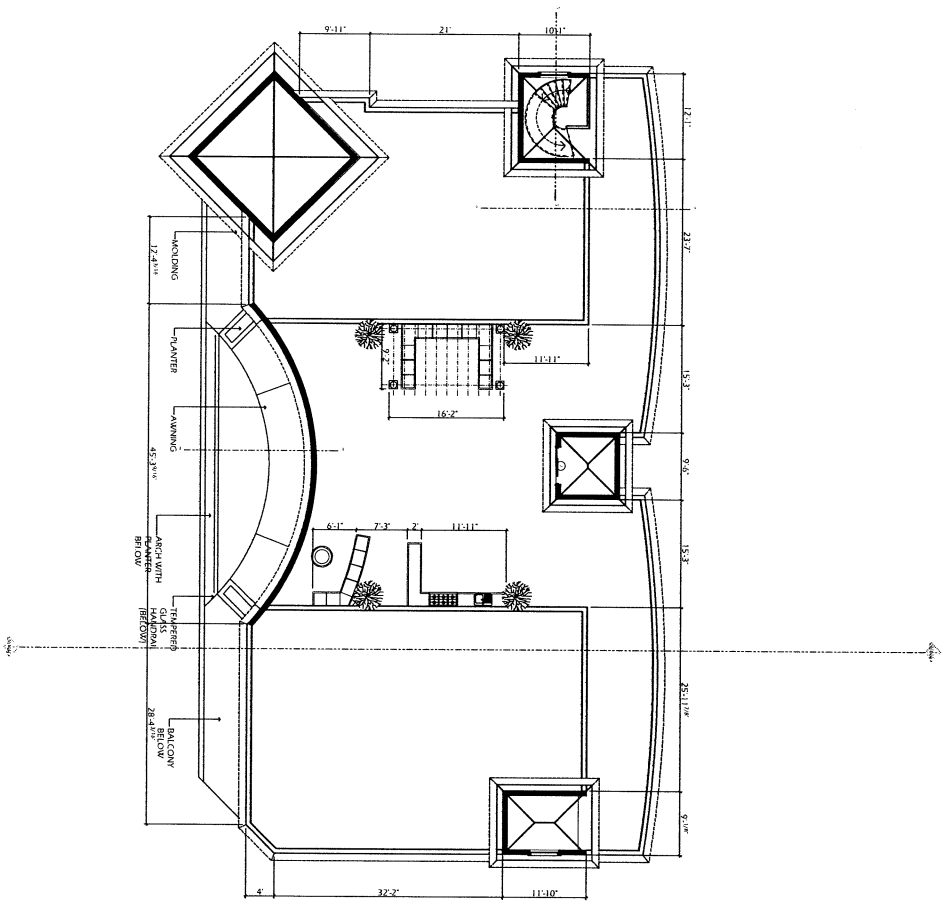
Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R. Sheet Number: A-1.4 Total sheet count:	THIRD FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

Revisions: By:

ATTACHMENT NO. 3.5

1 ROOF DECK

SCALE: 1/8" = 1'-0"



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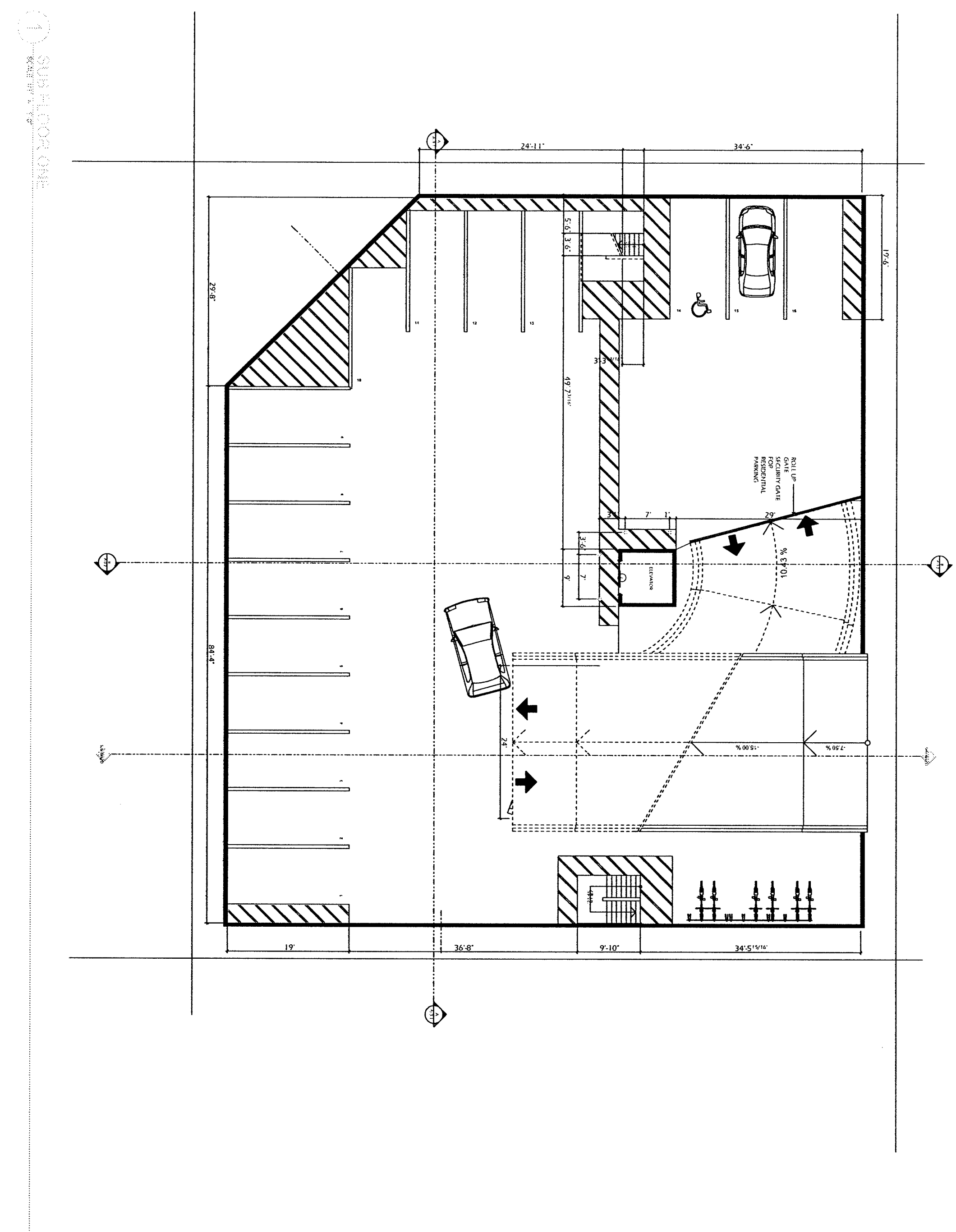
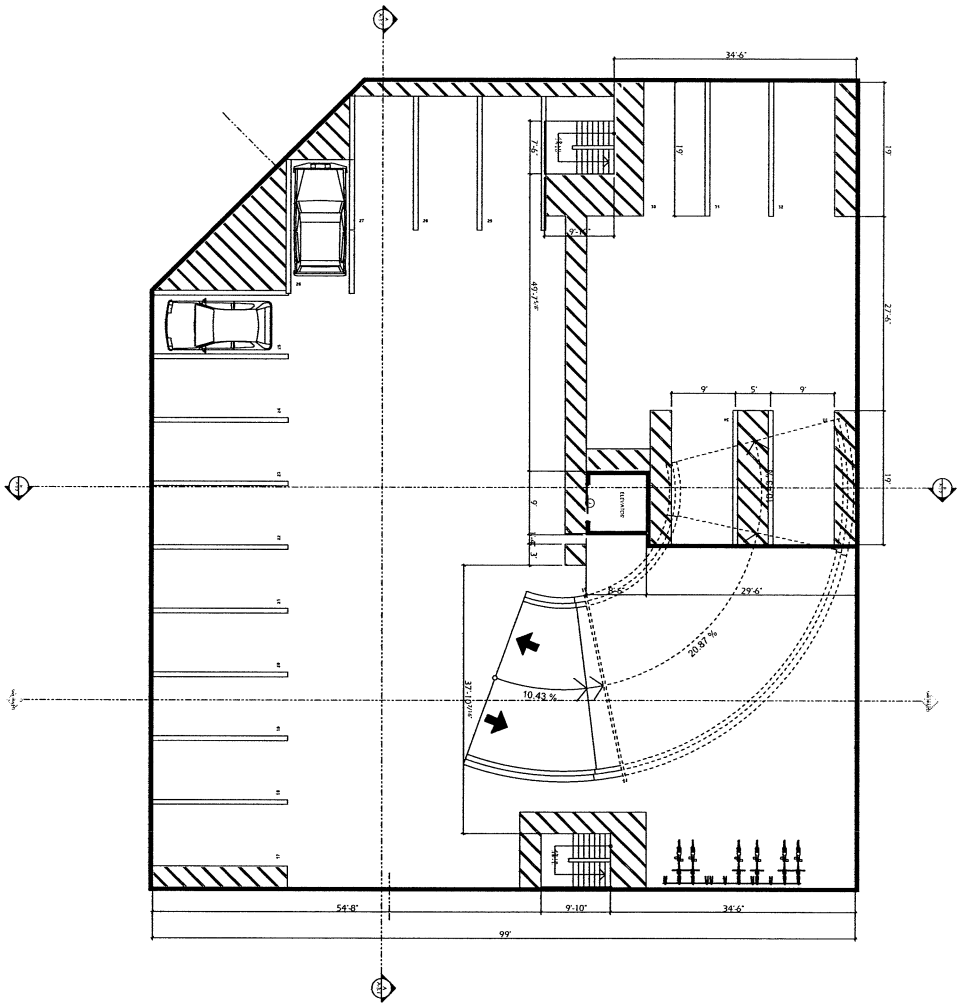
Total sheet count: A-1.5 Sheet Number:	ROOF DECK PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Date: JUNE/10/08 Project Manager: K.Otis Drawn: E.M. N.R.

ATTACHMENT NO. 3.6



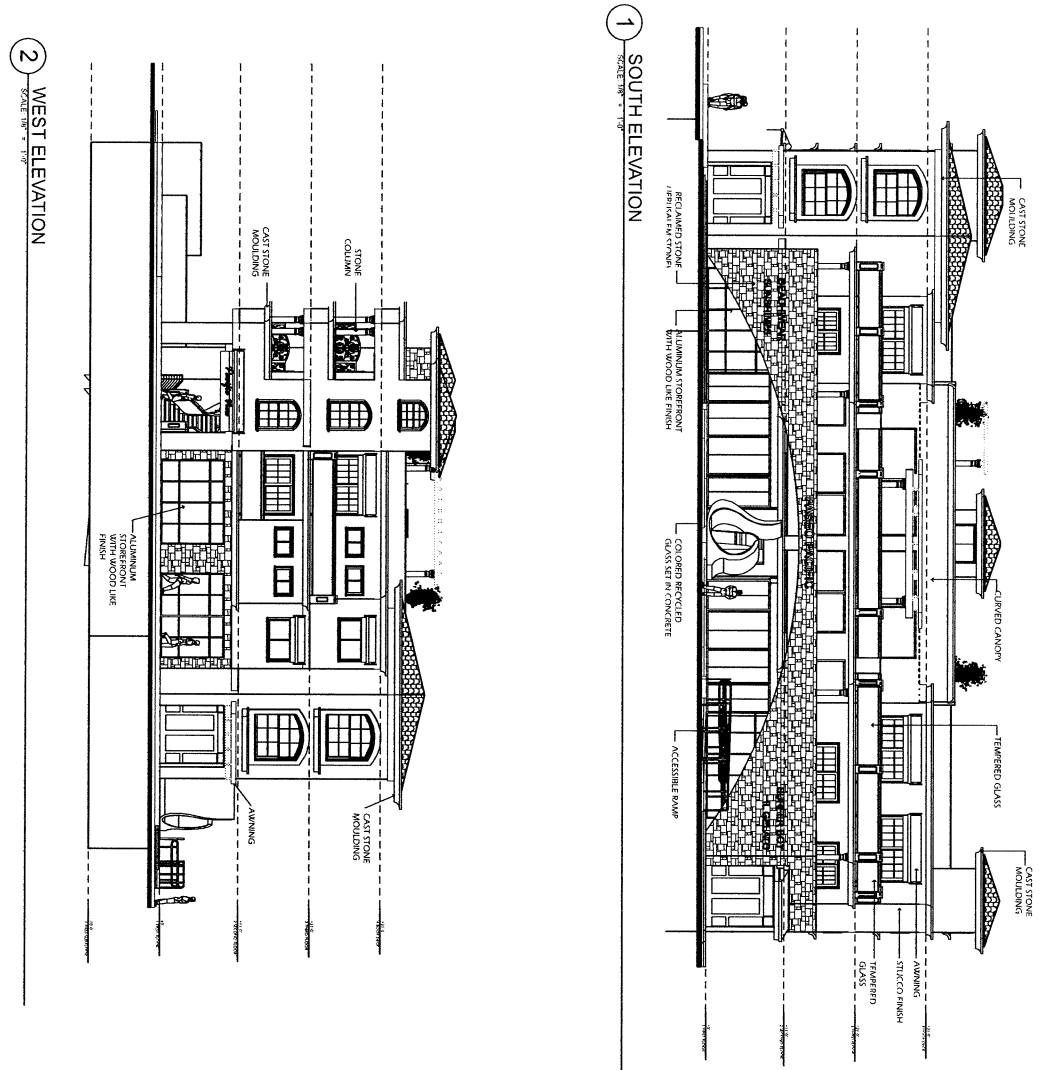
A-1.6	E.M. / K.Otis / JUNE/10/08	FIRST SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	Otis Architecture Inc. 16871 Sea Witch Lane Huntington Beach, CA 92649 (714) 846-0177 pn (714) 846-2817 fax www.otisarchitecture.com

ATTACHMENT NO. 3.7



Sheet Number: A-1.7	SECOND SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648			Otis Architecture Inc. 16871 Sea Witch Lane Huntington Beach, CA 92649 (714) 846-6177 ph (714) 846-2817 fax www.otisarchitecture.com	
Drawn: EM						
Checked: KOS						
Date: JUNE 2008						

ATTACHMENT NO. 3.8

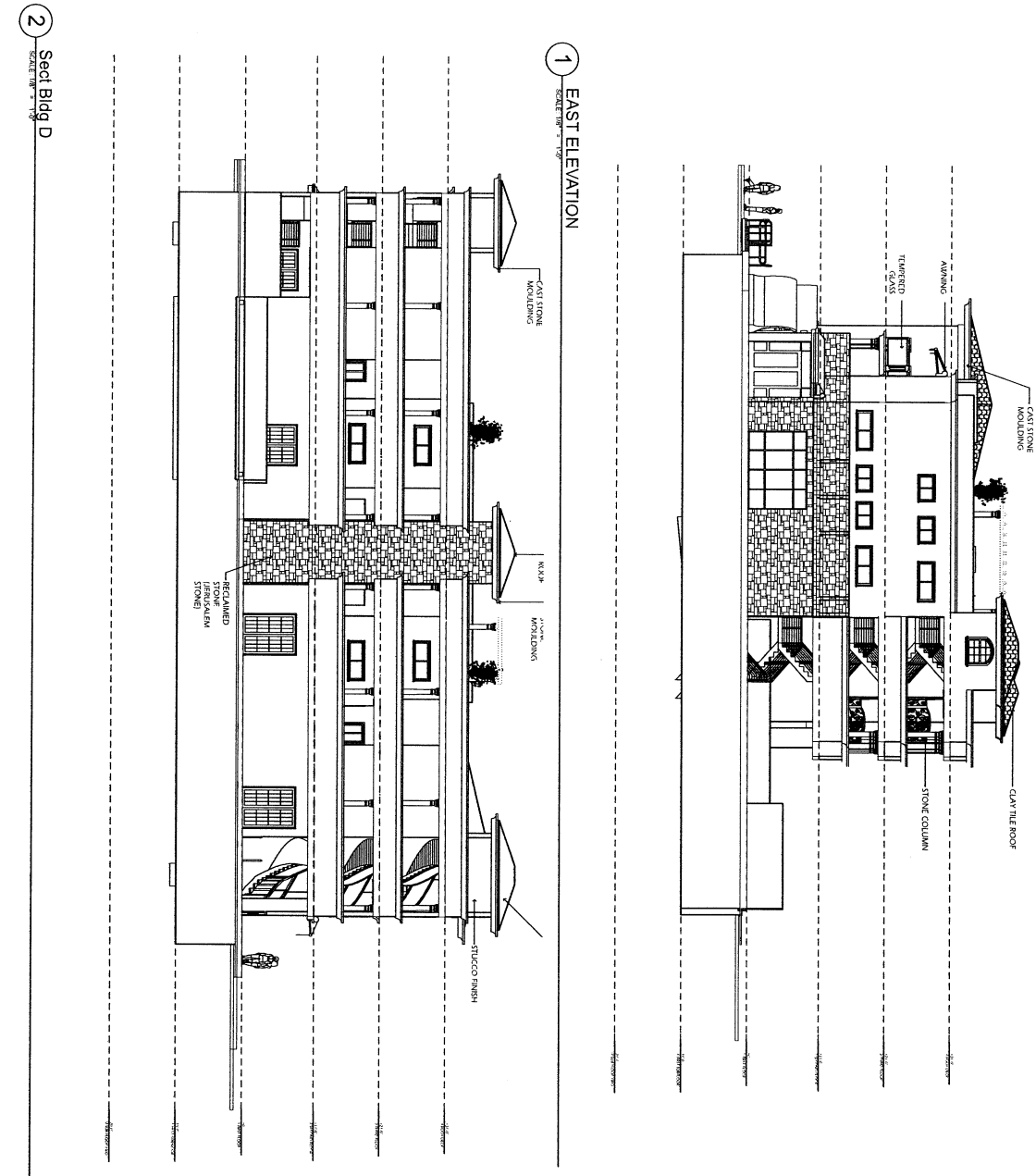


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Date: JUNE/10/08	ELEVATIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions:
Project Architect: K.Otis				
Drawn: E.M. N.R.				
Sheet Number: A-2.1				
Total sheet count:				

ATTACHMENT NO. 3.9

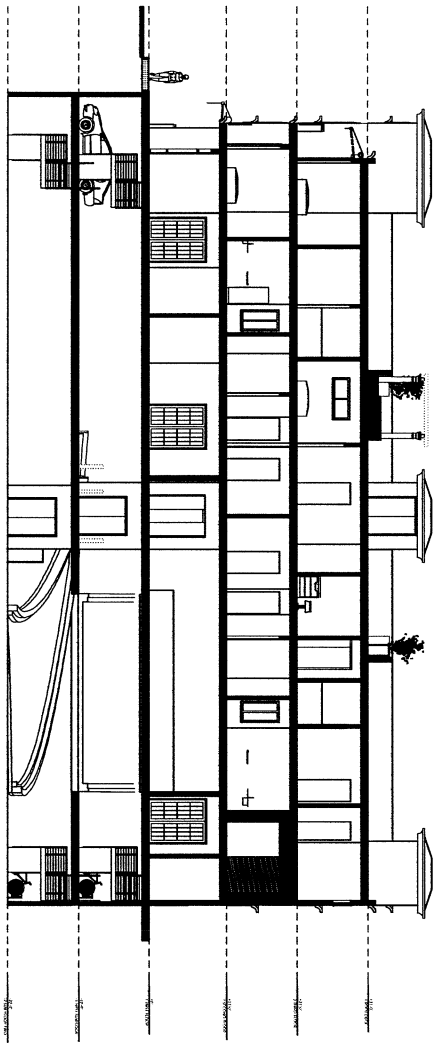


Sheet Number: A-2.2 Total Sheet count	ELEVATIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions: By:
Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R.					

ATTACHMENT NO. 3.10

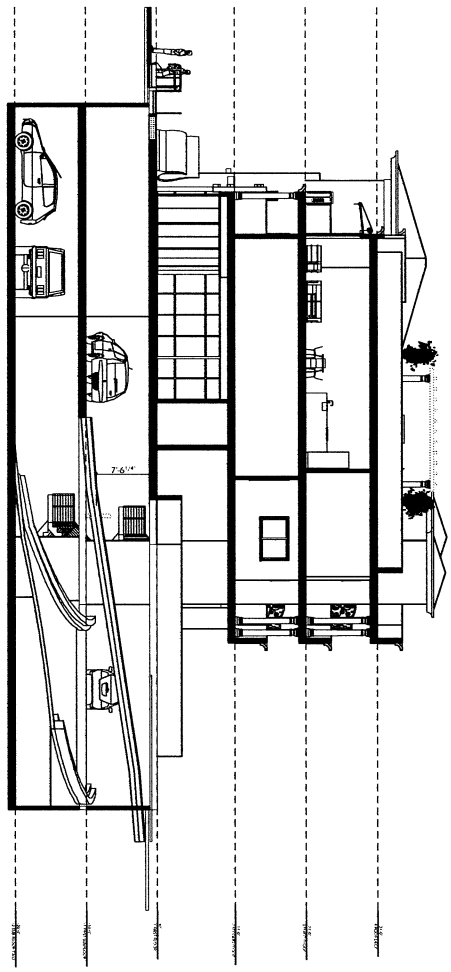
SECTION-B

SCALE: 1/8" = 1'-0"



SECTION-A

SCALE: 1/8" = 1'-0"



Sheet Number: A-3.1	Drawn: E.M. N.R.	Date: JUNE/10/08	SECTIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions / By:
Total sheet count:	Project Architect: K.Otis					

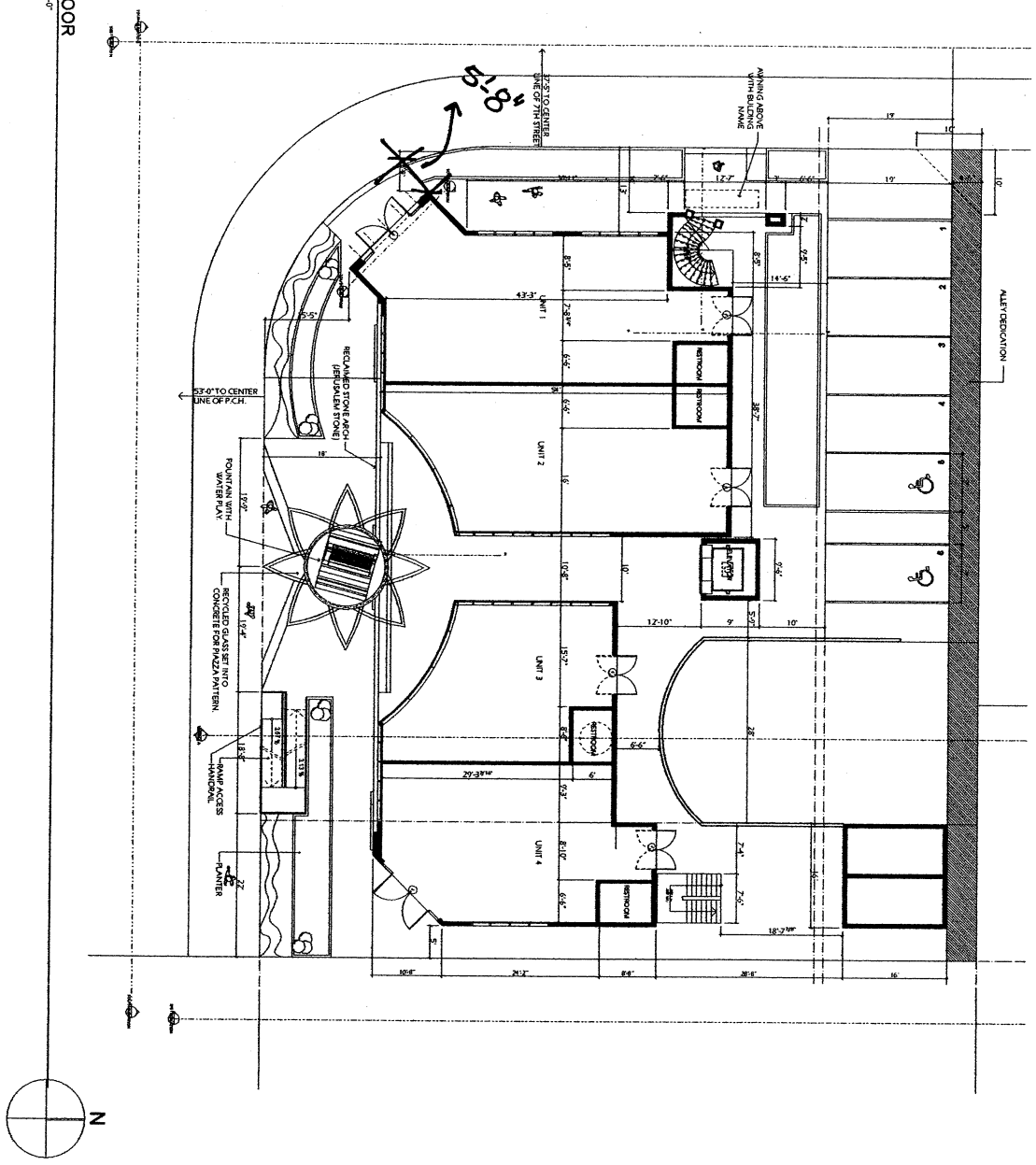
ATTACHMENT NO. 3.11

ATTACHMENT NO. 4.1

5'-8" SETBACK
5' Balcony @ 3rd Flr.

NOTE: 5'-0" BALCONY @ 3RD FLOOR.

FIRST FLOOR
SCALE 1/8" = 1'-0"

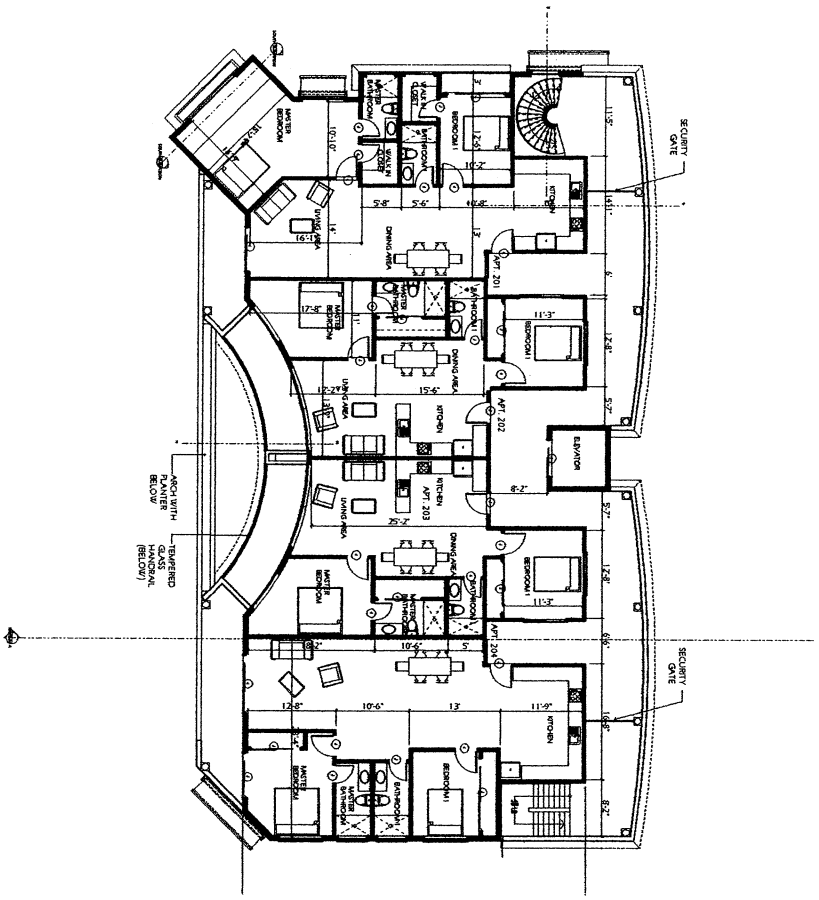


Date: JUNE/1008	FIRST FLOOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS	OTIS ARCHITECTURE INC. 16971 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2917 fax www.otisarchitecture.com	Revisions:
Project Architect: K.OTIS					By:
Owner: E.M. N.R.					
Sheet Number: A-1.2					
Total sheet count:					

ATTACHMENT NO. 4.2

SECOND FLOOR

SCALE: 1/8" = 1'-0"



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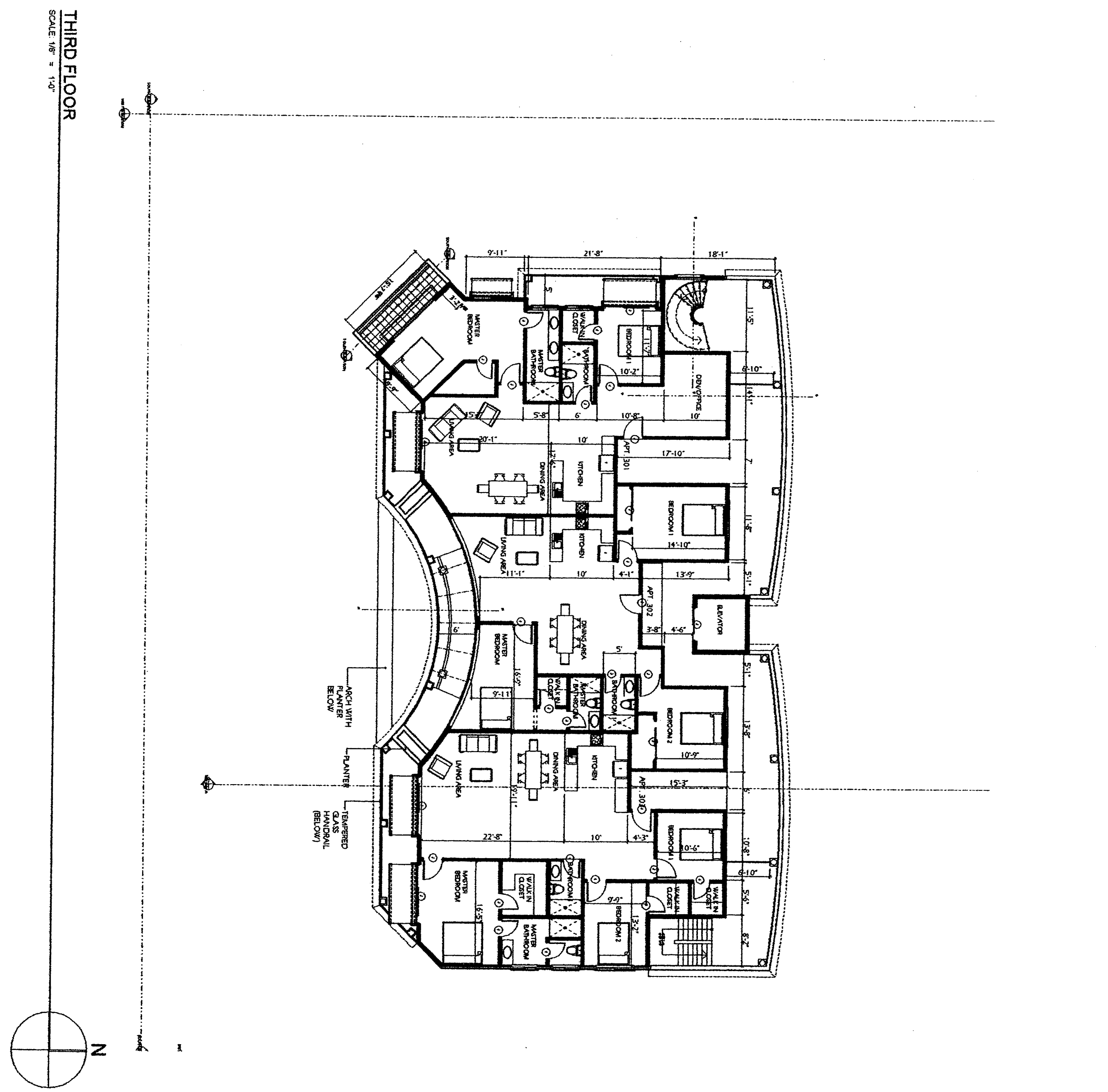
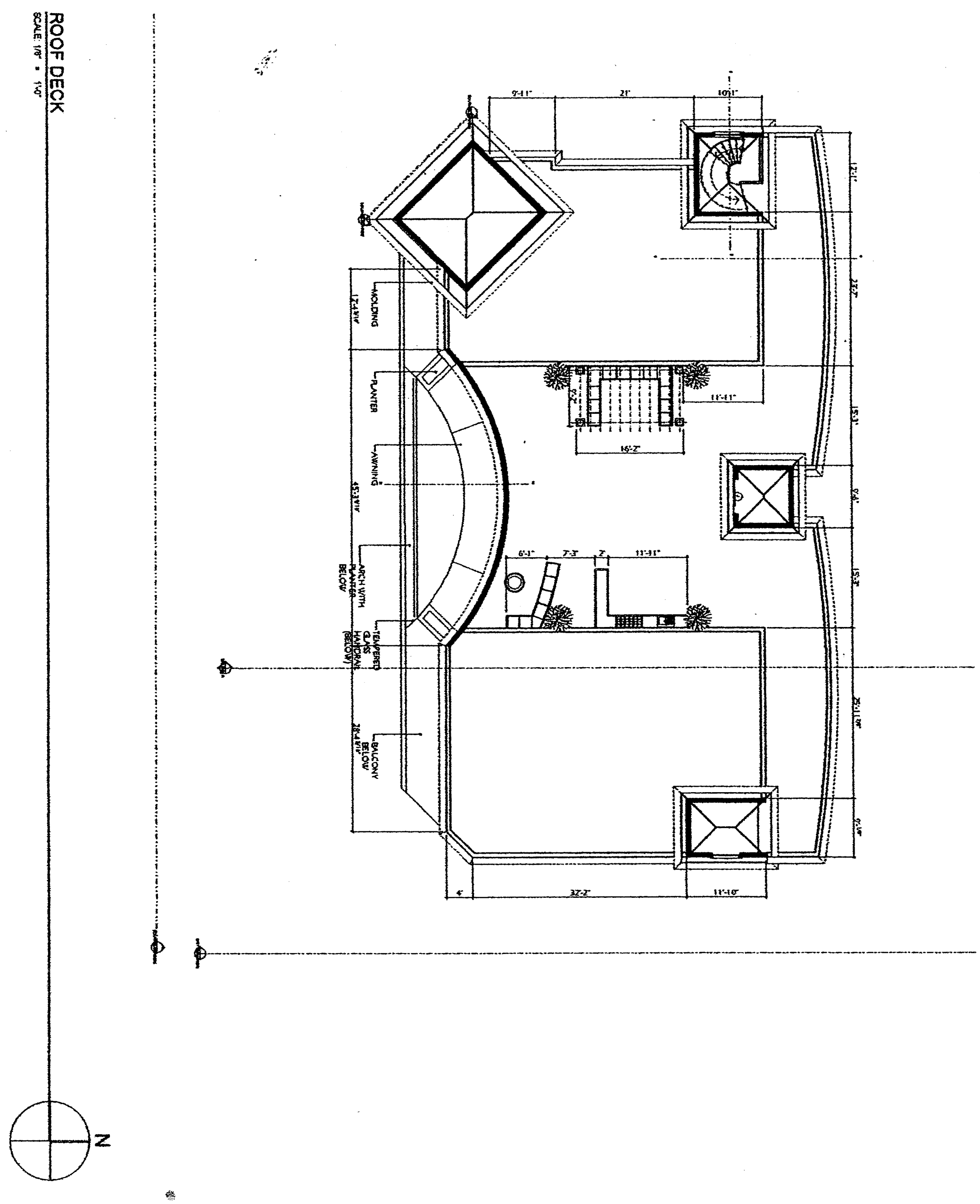
Title sheet name: A-1.3 Sheet Number	SECOND FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-9177 ph (714) 846-2617 fax www.otisarchitecture.com	Revisions: By:
Drawn: E.M. N.R.	Date: JUNE/2009 Project Architect: K.Otis				

ATTACHMENT NO. 43



Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R. Sheet Number: A-1.4	THIRD FLOOR	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions: By:

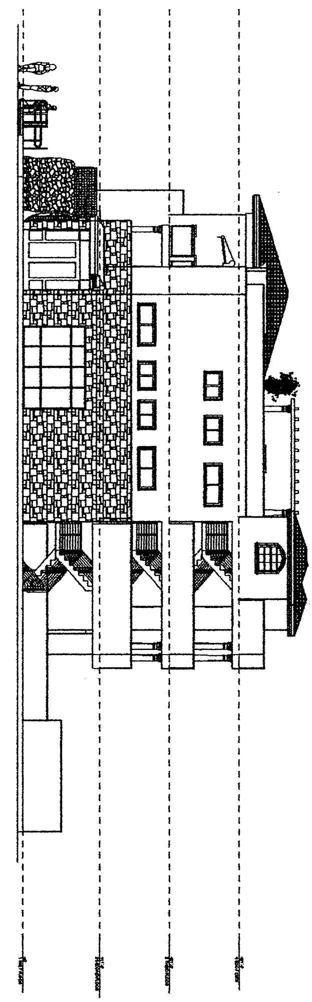
ATTACHMENT NO. 4.4



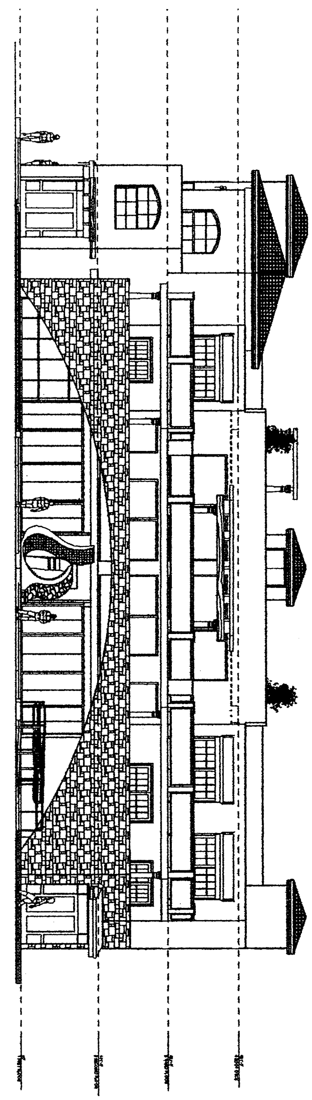
A-1.5	ROOF DECK PLAN	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	**OTIS ARCHITECTURE INC.** 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-6177 ph (714) 846-2817 fax www.otisarchitecture.com

ATTACHMENT NO. 4.5

EAST ELEVATION
SCALE 1/8" = 1'-0"

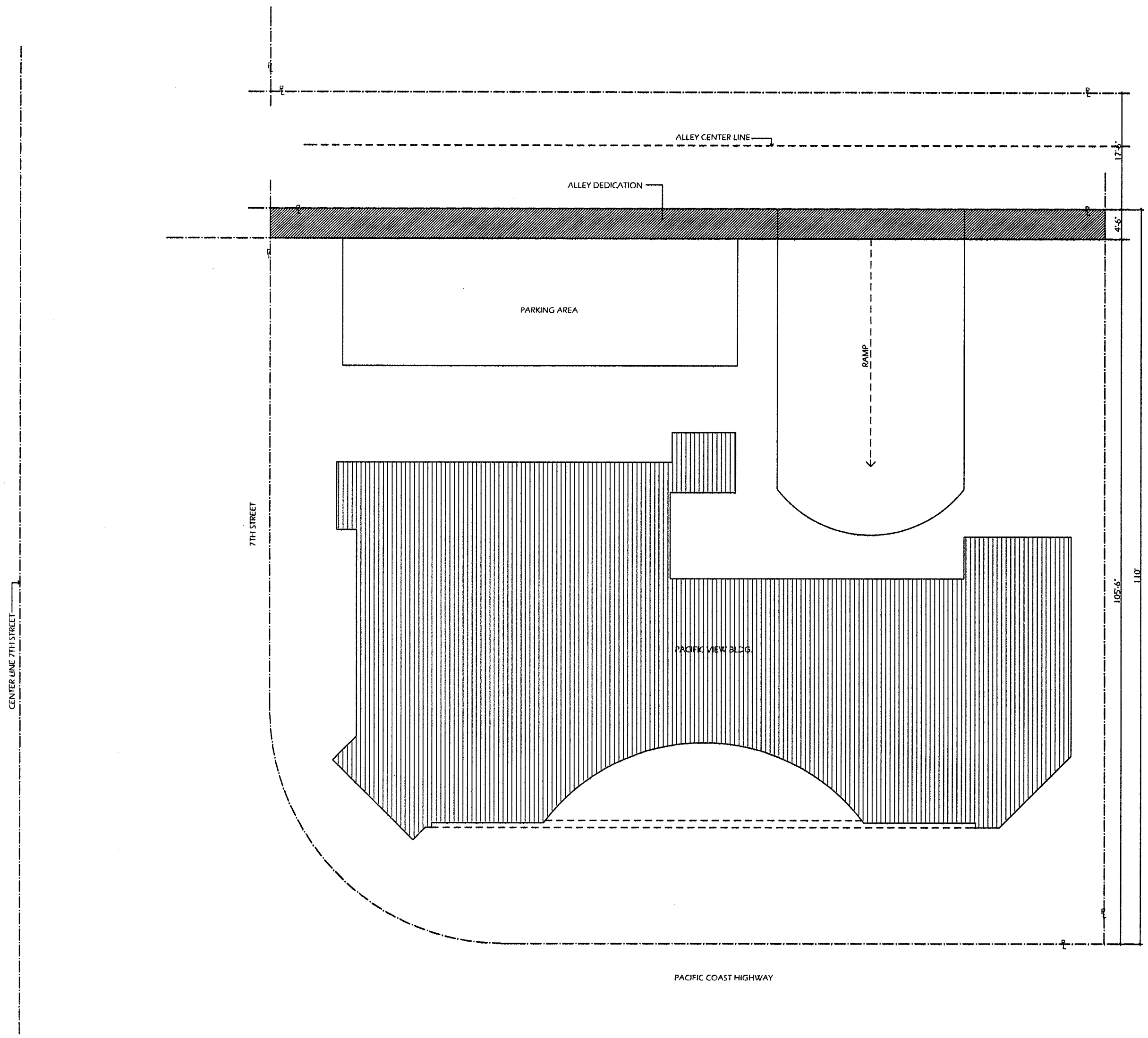


SOUTH ELEVATION
SCALE 1/8" = 1'-0"



Date: JUNE/10/08 Project Architect: K.Otis Drawn: E.M. N.R. Sheet Number: Total sheet count:	A-3.1 ELEVATIONS	**PACIFIC VIEW** 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-6177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions: By:

ATTACHMENT NO. 4.6



ALLEY DEDICATION PLAN

SCALE: 1/8" = 1'-0"

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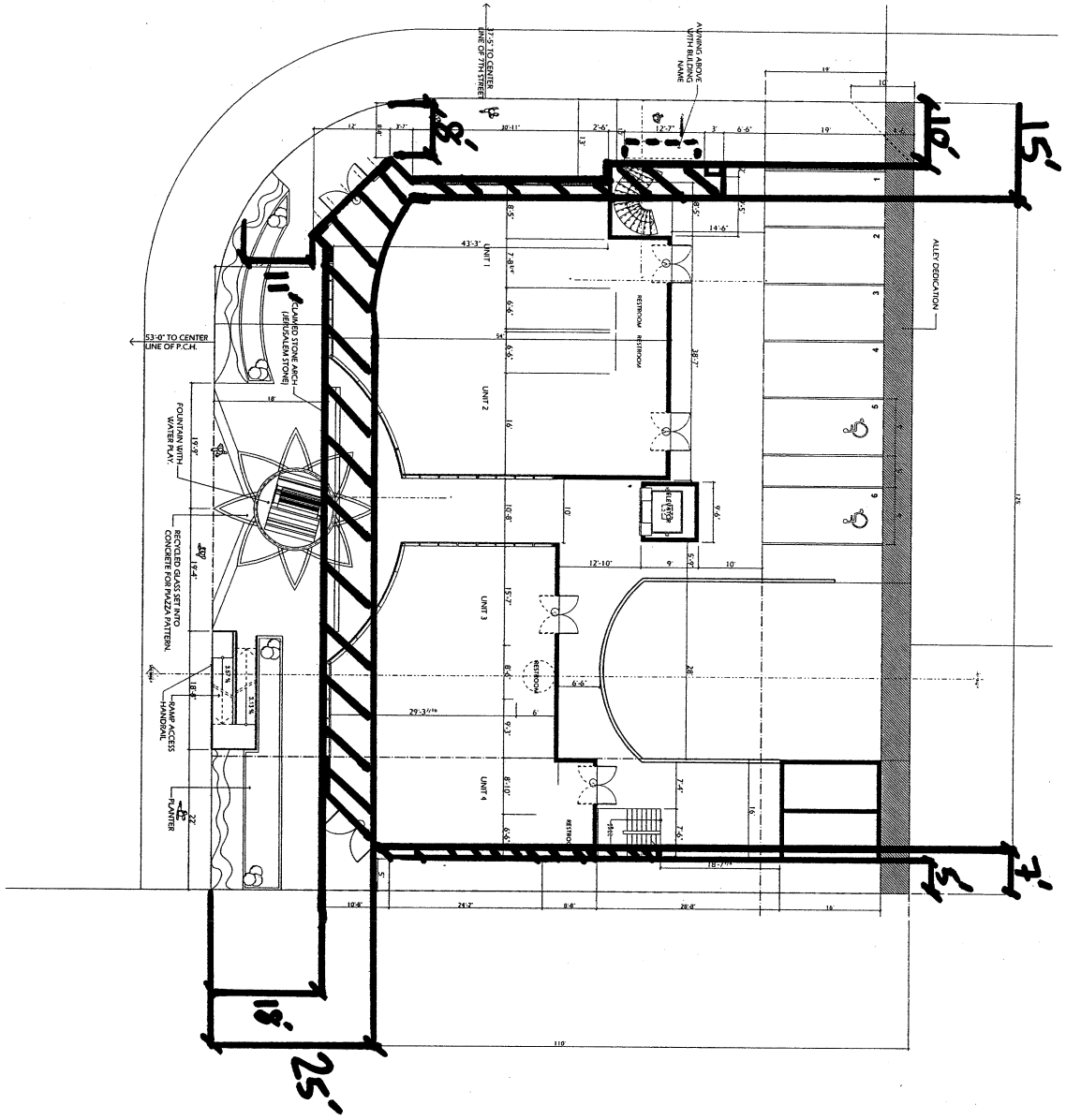
ALLEY DEDICATION

Revisions:	By:
Date:	JUNE/10/08
Project Architect:	K.Otis
Drawn:	E.M. N.R.
Sheet Number:	A-1.1.1
Total sheet count:	

ATTACHMENT NO. 5.1

1 SITE PLAN
SCALE: 1/8" = 1'-0"



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Tool sheet count: A-1.1	Sheet Number:	Drawn: E.M. N.R.	Project Architect: K.Otis	Date: JUNE/2008	SITE PLAN

PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
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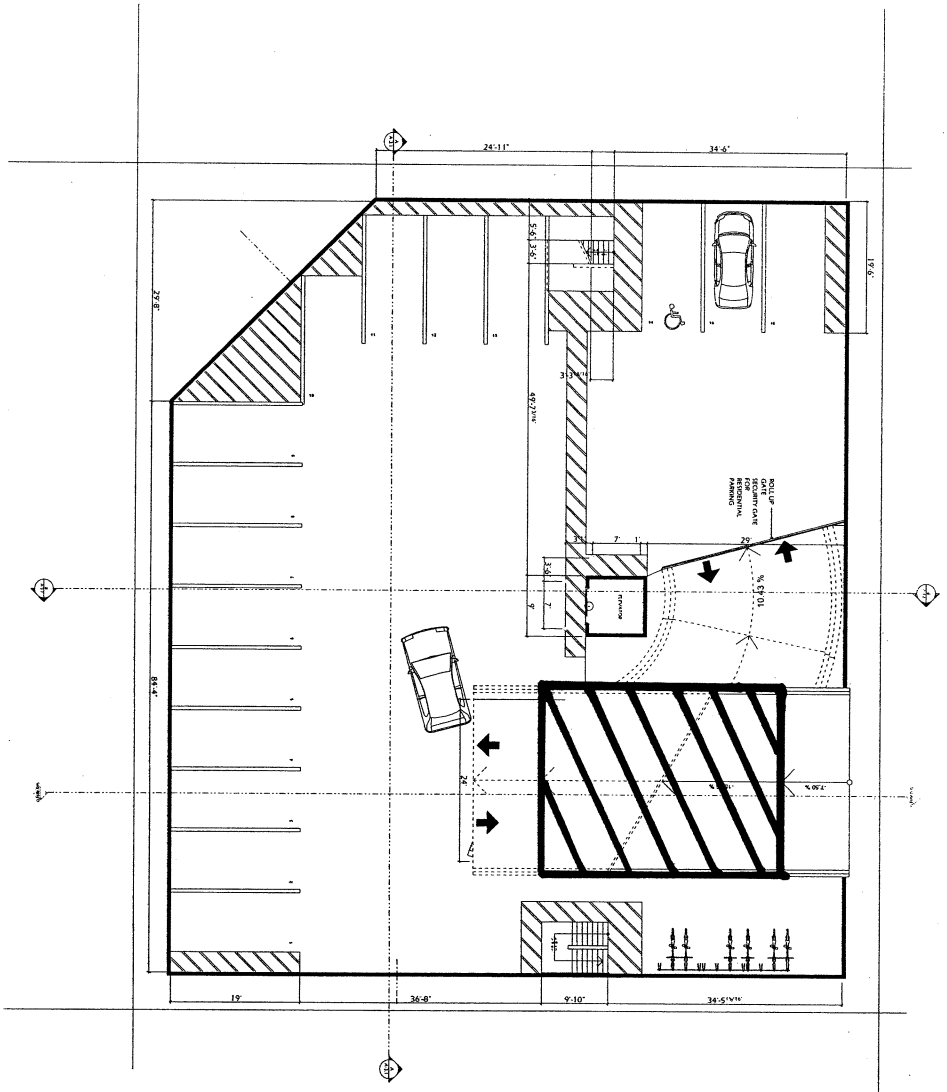
Revisions: | By:

ATTACHMENT NO. 6.1

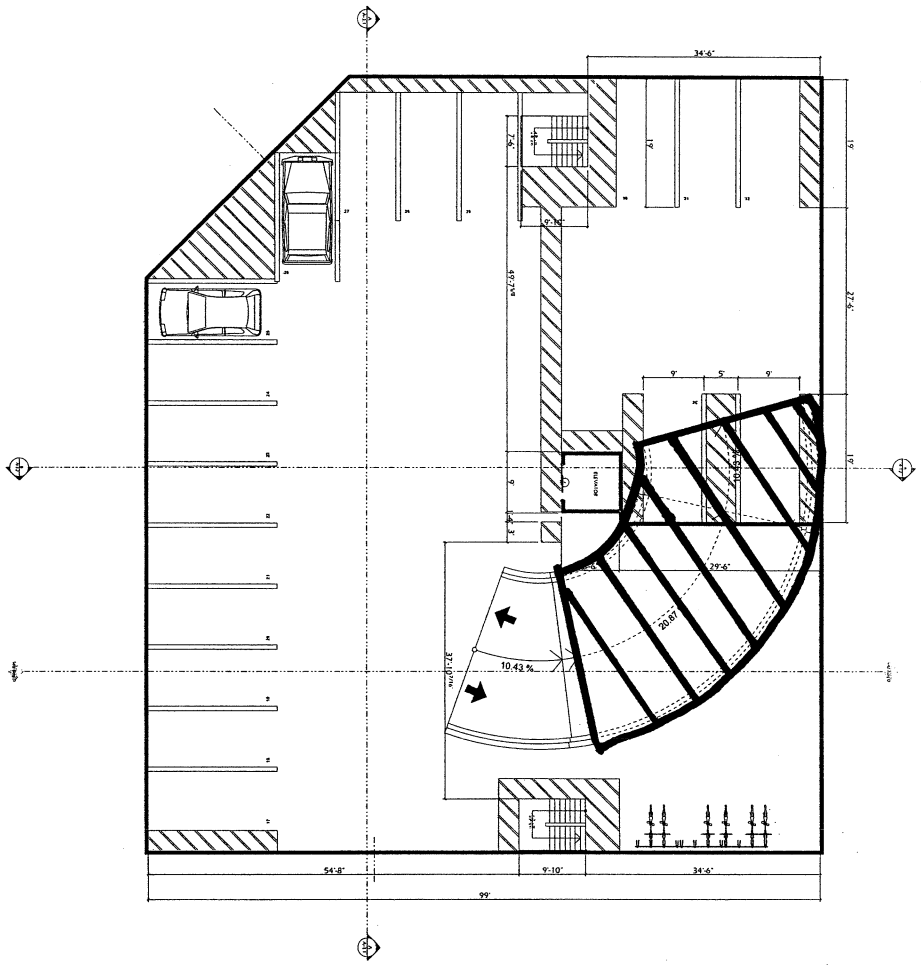
1 SUB FLOOR ONE
SCALE 1/8" = 1'-0"



Sheet Number: A-1.6	Drawn: E.M.	Project Architect: K.Otis	Date: JUNE/2008	FIRST SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		Otis Architecture Inc. 16871 Sea Witch Lane Huntington Beach, CA 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

ATTACHMENT NO. 6.2

1 SUB FLOOR TWO
SCALE: 1/8" = 1'-0"



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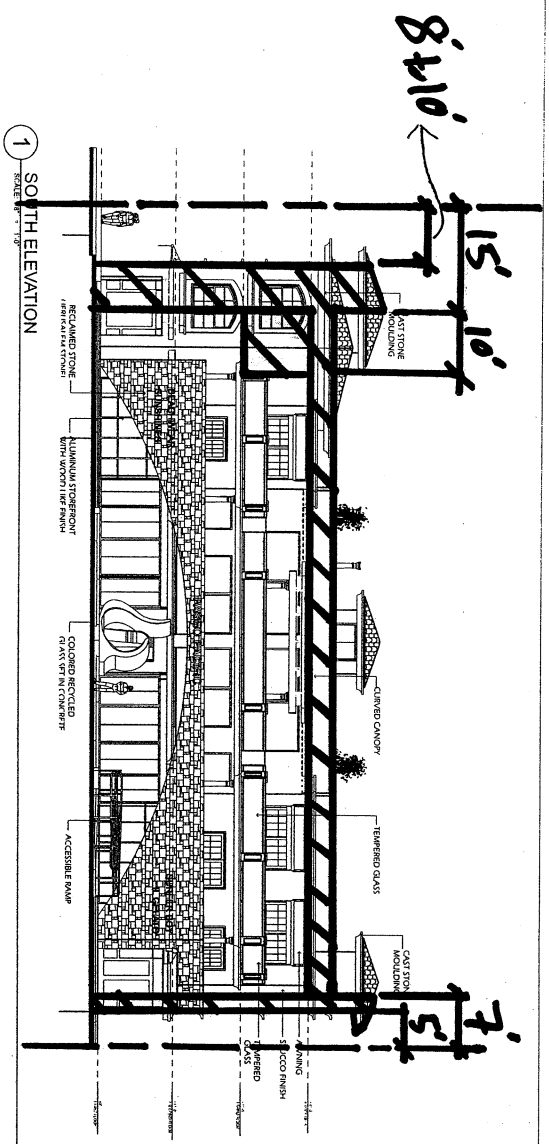
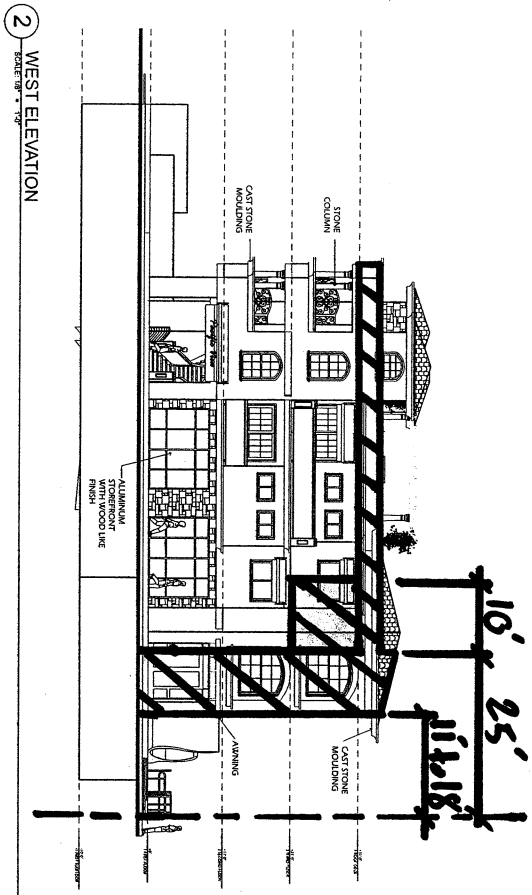
ATTACHMENT NO. 6.3



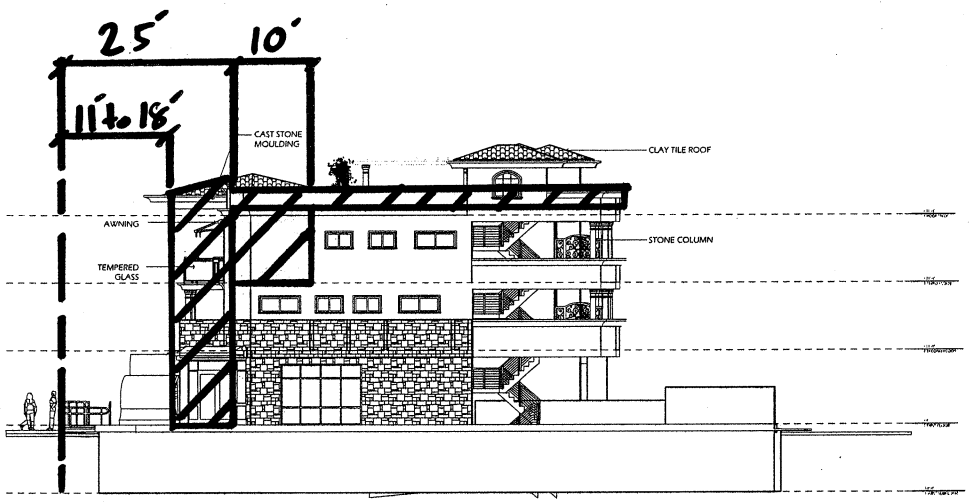
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

Date: JUNE/1009	ELEVATIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions / By:
Project Contact: K.Otis					
Drawn: E.M. N.R.					
Sheet Number: A-2.1					
Total sheet count:					

ATTACHMENT NO. 6.4



1 EAST ELEVATION
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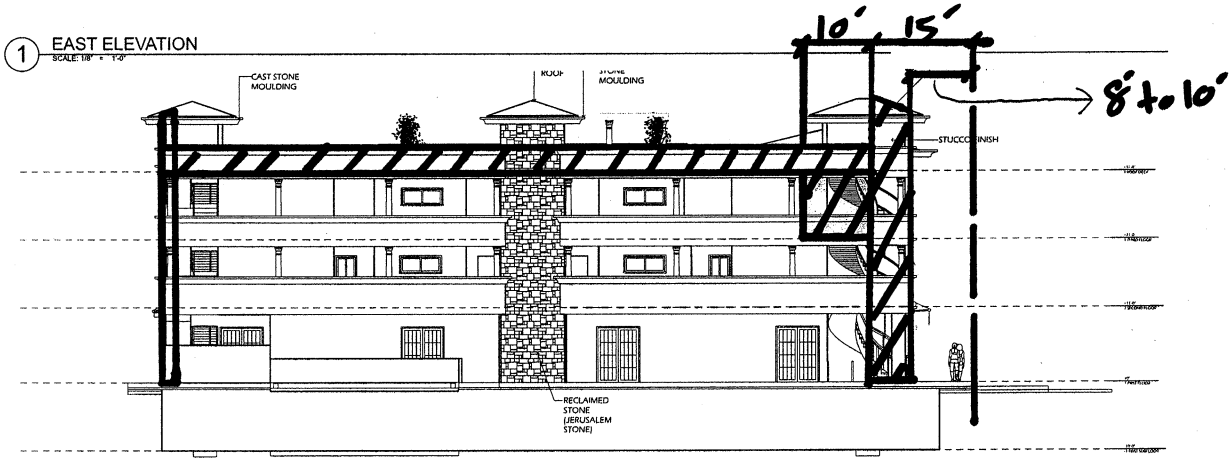

2 Sect Bldg D
SCALE: 1/8" = 1'-0"

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612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

ELEVATIONS

Revisions: | By:

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: A-2.2
Total sheet count:

ATTACHMENT NO. 6.5

Narrative for 612-620 Pacific Coast Highway
PACIFIC VIEW

We are submitting a proposal for a mixed use project at the corner of 7th Street and Pacific Coast Highway in Downtown Huntington Beach.

The following entitlements are required:
Coastal Development Permit
Conditional Use Permit
Special Permits regarding setbacks

The proposed project is for two levels of underground parking, street level retail of 4,365 sf., four second floor residential units totaling 4,157 sf., three third floor residential units totaling 4,229 sf, and a common roof deck totaling 1,985 sf.

The stone arch is to be built of reclaimed Jerusalem stone. It gives the sense of an "old world frame" through which we see the building. The "plaza" has a piazza pattern reminiscent of Michelangelo's Piazza del Campidoglio, and will be made of recycled glass (from traffic lights, etc.) set into colored concrete. The fountain is an interactive "water play" with water that pops up. On the sidewalk side, the fountain serves as a public bench at sitting height. Sloping green lawns provide a buffer to the sidewalk and mimic the green belt on Pacific Coast Highway at the ocean side.

Landscaping is incorporated into the building design with a planter built into the stone arch and at planters between residential units on the PCH façade. The rear of the project proposes planters that extend along the entire length of the building at all levels to create cascading landscaping that softens the façade towards the residential neighborhood behind the project.

The architecture incorporates a Mediterranean design with a clay tile roof, stone columns, cast stone cornices and detailing, trellises, wood-like doors and windows, fabric awnings with wrought iron detailing, and reclaimed stone.

The goal of the design is to use green materials in a creative and aesthetic way while also adding to the public's enjoyment of the space. The proposed project provides a European plaza-like setting that enhances the experience of strolling downtown.

ATTACHMENT NO. 7.1

16871 SEA WITCH LANE HUNTINGTON BEACH CALIFORNIA 92649 TEL: 714 846 0177 FAX: 714 846 2817 EMAIL: OTISARCH@AOL.COM

41 Parking stalls are required, and 41 provided.
FAR of 1:1 is provided.
Common and Private Open Space is provided.

Given the project's enhanced architectural design, the use of "green" materials, and the plaza the project provides for the community at Downtown Huntington Beach, we are requesting a "Special Permit" with a reduction in the following setbacks:
Front setback of 15' in lieu of the required 25'
7th street setback of 10' in lieu of the required 15'
Interior side setback of 5' in lieu of the required 7'.

ATTACHMENT NO. 7.2

City of Huntington Beach

2000 MAIN STREET CALIFORNIA 92648

DEPARTMENT OF PLANNING

August 29, 2008

Karen Otis
Otis Architecture
16871 Sea Witch Ln.
Huntington Beach, CA 92649

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-011, DESIGN REVIEW NO. 2008-011, AND SPECIAL PERMIT NO. 2008-002 (17725 BEACH BLVD.)
PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Ms. Otis,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is $494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Associate Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Principal Planner
Jason Kelley, Planning Department
Michael Younessi, Alea Investments, LLC., 16033 BOlsa Chica St. Ste. 104-200
Project File

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HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	**JULY 28, 2008**
PROJECT NAME:	**PACIFIC VIEW MIXED USE BUILDING**
ENTITLEMENTS:	**CDP NO. 2008-005, CUP NO. 2008-011, DR NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002**
PLNG APPLICATION NO:	**2008-0050**
DATE OF PLANS:	**MARCH 3, 2008**
PROJECT LOCATION:	**620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7 TH STREETS)**
PROJECT PLANNER:	**RAMI TALLEH, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-374-1682 / RTALLEH@SURFCITY-HB.ORG**
PLAN REVIEWER:	**JAMES WAGNER, SENIOR CIVIL ENGINEER** JPW
TELEPHONE/E-MAIL:	**714-536-5467 / JWAGNER@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.**

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

This memo shall supersede the previous memo dated April 10, 2008. This memo eliminates development requirements for a Final Parcel Map which is not required for this entitlement.

ATTACHMENT NO. 8.2

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The following dedication to the City of Huntington Beach shall be shown on the Grading Plan (ZSO 230.084A).
   a. 4.5-feet of additional alley dedication. This will bring the alley right-of-way line to 12-feet from alley centerline. (ZSO 230.84)
2. A Legal Description and Plot Plan of the dedication to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
   a. Set back of underground parking walls shall be a minimum of 5 feet from the Public right-of-way.
   b. All curb, gutter and sidewalk along the 7th Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   c. All curb, gutter and sidewalk along the Pacific Coast Highway frontage shall be removed and replaced per CALTRANS Standard Plans. (ZSO 230.84)
   d. Pavement for 4.5-feet of additional alley dedication. (ZSO 230.84)
   e. An ADA compliant access ramp at the corner per CALTRANS Standard Plan A88A. (ZSO 230.84, ADA)
   f. A new sewer lateral shall be installed connecting to the main in the alley. (ZSO 230.84)
   g. Each unit may have a separate domestic water service and meter, installed per Water Division Standards, and sized to meet the minimum requirements set by California Plumbing Code (CPC). Alternatively, the building complex or individual floor may be served by a master water service and meter. The domestic water service(s) shall be a minimum of 1-inch in size for residential use and 2-inch in size for commercial. (ZSO 230.84)
   h. A separate irrigation water service and meter shall be installed per Water Division Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)
   i. A separate dedicated fire service line shall be constructed per Water Division Standards for the fire sprinkler system required by the fire Department (ZSO 230.84)
   j. A separate backflow protection device shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
   k. The existing water services and meter shall be abandoned per water Division Standards (ZSO 230.84)
4. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the

remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)

5. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

   a. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)

   b. Standard landscape code requirements apply. (ZSO 232)

6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)

7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)

8. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)

9. Hydrology and hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back to back storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 230.84)

10. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:

    a. Discusses regional or watershed programs (if applicable)

    b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas

    c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)

    d. Incorporates Treatment Control BMPs as defined in the DAMP

    e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs

    f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs

    g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs

    h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs

i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be retuned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

i. The 11" by 17" Site Plan in .TIFF format (400-by 400 dpi minimum).

ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

j. The applicant shall return one CD media to Public Works for the project record file.

11. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

12. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)

13. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

14. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

15. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

16. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

2. An Encroachment Permit is required for all work within Caltrans' right-of-way. (CALTRANS)

3. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
4. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
5. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
6. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
9. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of $154 per net new added daily trip is adjusted annually. This project is forecast to generate 220 new daily trips for a total traffic impact fee of $31,108.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. General tree requirements, regarding quantities and sizes shall apply to this site. (ZSO 232.08B and C).
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
   a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
   b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
   c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
   d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All new utilities shall be undergrounded. (MC 17.64)
7. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)

HUNTINGTON BEACH FIRE DEPT.

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	APRIL 2, 2008
DATE OF PLANS:	MARCH 3, 2008
PROJECT NAME:	PACIFIC VIEW MIXED USE BUILDING
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 2008-0050
ENTITLEMENTS:	COASTAL DEVELOPMENT PERMIT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-011, DESIGN REVIEW NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002
PROJECT LOCATION:	620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7TH STREET)
PLANNER:	RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	(714) 374-1682/ rtalleh@surfcity-hb.org
PLAN REVIEWER-FIRE:	LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL:	(714) 536-5531/ lcaldwell@surfcity-hb.org
PROJECT DESCRIPTION:	TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 13 and 31, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Current or Former Gas Station Site (*Underground Storage Tanks)*

Based on site characteristics, suspected soil contamination, or proximity to former gas station underground storage tanks, the following is required:

a. ***"Soil Testing"***.

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.

ATTACHMENT NO. 6.8

- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards,* and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- **Note:** Each site will be evaluated on an individual basis.
- Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. **(FD)**

b. ***"Remediation Action Plan"*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

c. ***Proof of OCHCA Site Closure or Corrective Action Plan.*** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:

- An approved Orange County Health Care Agency UST ***Site Closure Letter***, or
- Provide an Orange County Health Care Agency UST ***Corrective Action Plan*** and written permission for co-existence.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards,* and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

d. ***Vapor Extraction Treatment Equipment and Areas*** as outlined in the Orange County Health Care Agency UST ***Corrective Action Plan*** shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements,* and the *Huntington Beach Oil Code and Building Codes.* **(FD)**

e. ***Fire Code Permit for Tank Removal/Installation***. Installation and/or removal of underground flammable or combustible liquid storage tanks (UST) require the applicant to first obtain an approved Orange County Environmental Health Care UST permit/site plan. This approved plan must be presented in order to obtain the required Huntington Beach Fire Department *Fire Code Permit Application* to conduct installation and/or removal operations. **(FD)**

Methane Mitigation District Requirements

The proposed construction is within the City of Huntington Beach Methane Mitigation District.

NOTE: Abandoned oil wells are located on the proposed construction property.

a. ***DOGGR "CONSTRUCTION SITE REVIEW"* is required.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* is required for this project. (See included application).

Identify the well name and well API number. Show the location of the abandoned oil well in question. Accurately locate with "x" and "y" parameters delineated. A completed DOGGR *Site Plan Review* must be on-file with the Fire Department prior to plan approval.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.
- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process.* Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes. **(FD)**

b. "***OIL WELL HISTORY DISPOSITION REPORT*" is required.** A California licensed third-party petroleum engineer or geologist compiles a disposition report for submittal to the Fire Department – Development Section. (see *City Specification # 429, section 3.2*) **(FD)**

c. ***"CITY CONSULTANT - OIL WELL HISTORY REVIEW"* is required.** The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION* REPORT for completeness, well integrity, and recommended safety measures. (see *City Specification # 429, section 3.3)* **(FD)**

d. ***"SOIL TESTING"* is required.** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing is required. Soil testing plan must be approved by the Fire Department. (see *City Specification # 429, section 3.4* and *City Specification #431-92 Soil Clean-Up Standards)* .

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Additional requirements will be necessary for the development of former oilfield property. **(FD)**

e. ***"REMEDIATION ACTION PLAN"*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

f. ***"METHANE SAFETY MEASURES" are required.*** *City Specification # 429, Methane District Building Permit Requirements.*

Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Requirements include:

- **Abandoned Well Gas Test.**
- **Well Vent System.**
- **Methane Barrier and Sub-Slab Collection System.**
- **Methane Detection/Alarm System.**

For Fire Department approval, reference compliance with *City Specification #429* in the plan notes. **(FD)**

Construction and Fire Requirements

a. ***Automatic Fire Sprinklers*** are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

b. ***Fire Department Connections (FDC)*** to the automatic fire sprinkler systems shall be located to the Seventh Street side of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**

c. ***Fire Service Piping (FSP)*** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

d. ***Commercial Fire Sprinkler Systems Supply*** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. **(FD)**

e. ***Trash Dumpsters*** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 **(FD)**

f. ***Fire Extinguishers*** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424.* The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. Indicate Fire Extinguisher locations on the plans. For Fire Department plan approval, reference compliance with *City Specification #424, Minimum Requirements for Portable Fire Extinguishers* in the plan notes. **(FD)**

g. ***Recreational or Decorative Fire Pits*** shall be fueled by domestic gas only and shall comply with the Huntington Beach Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines for Recreational Fire Pits. (See attachment). **(FD)**

h. ***Open-Flame Cooking Device*** or barbeque shall be fueled by domestic gas only and conform to Huntington Beach Fire, Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines. (See attachment). HBFC 308.3.1 **(FD)**

i. ***Main Secured Building Entries*** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the plan notes. **(FD)**

j. ***Secondary Emergency Access Gates*** serving courtyards, paseos, and all project pool or spa areas must be secured with ***KNOX® Fire Department Access Key Box*** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **(FD)**

k. ***Fire Sprinkler System Controls Access*** shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. **(FD)**

l. ***Secured Vehicle Entries*** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance in the plan notes. **(FD)**

m. ***Gates and Barriers*** shall be openable without the use of a key or any special knowledge or effort in direction of egress. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

n. ***Elevators*** shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. HBBC 3002.4 **(FD)**

o. ***Building Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

ATTACHMENT NO. 8-13

p. ***GIS Mapping Information*** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
- In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing.*
- Reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

q. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED <u>DURING</u> CONSTRUCTION:

a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

b. Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

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Gas-Fueled Decorative Commercial Fire Pit

For Fire Department approval, a separate submittal (three sets of plans) is required for commercial decorative fire pits. Plans shall demonstrate the following:

- For a UL or other listing agency rated device, provide information, specification, or cut sheets to support the safe installation and operation of this fire pit appliance in this application. Rated devices must demonstrate the same safety concepts as a scratch-built on-site fire pit.

- If this fire pit is to be scratch-built on-site, it must conform to the following:

  - Fire pit shall be sufficiently designed so as to prevent accidental contact by patrons with flames or hot objects. Specific consideration shall be given to wind or air currents/eddies and the horizontal laying-down of the flames or convected heat. Radiant heating of the surrounding area shall also be considered.

  - By sound design the fire pit shall prevent the possibility of tripping, stumbling or falling into the fire pit by adults or children through the use of railing, shielding or other design considerations.

  - For fire pits covered by a roof structure, a listed hood system shall safely convey products of combustion away from the area through the roof per recognized building and mechanical code standards and practices.

  - The gas supply system shall supply a regulated set pressure to the burners and by design shall limit the amount of flame production to a safe, standardized level. All gas related piping, valves, and regulators shall conform to the building, mechanical, and fire codes and shall utilize sound industry practices.

  - An emergency shut-off to the gas system shall be located in the vicinity so as to provide rapid manual shutdown of the fire pit and shall have a wall-mounted sign identifying the valve as "Emergency Fire Pit Shut-Off". Provision shall be made so that the gas can not be turned back on without relighting the flame.

  - Construction of the fire pit shall be of concrete or a non-combustible material and shall prevent patron contact with hot surfaces. CFC/HBFC 1102.5.2.1

  - Fire Pit shall not be located within 10 feet of combustible walls, roofs, or other combustible materials. CFC/HBFC 1102.5.2.2

  - A 2a-10bc fire extinguisher, located within thirty feet (30'), shall be provided per CFC/HBFC 1102.5.2.3

ATTACHMENT NO. 8.16

HUNTINGTON BEACH
PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	APRIL 10, 2008
PROJECT NAME:	PACIFIC VIEW MIXED USE BUILDING
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 2008-0050
ENTITLEMENTS:	COASTAL DEVELOPMENT PERMIT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-011, DESIGN REVIEW NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002
DATE OF PLANS:	MARCH 3, 2008
PROJECT LOCATION:	620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7TH STREET)
PLAN REVIEWER:	RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL:	(714) 374-1682 /rtalleh@surfcity-hb.org
PROJECT DESCRIPTION:	TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

COASTAL DEVELOPMENT NO. 2008-005/CONDITIONAL USE PERMIT NO. 2008-0011/ SPECIAL PERMIT NO. 2008-002:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
   a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
   b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C)**

f. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped and permanently maintained in an attractive manner and shall be consistent with the adopted Design Guidelines. **(SP5 4.2.12a)**

g. On-site trees shall be provided in all developments as follows: One (1) thirty-six (36) inch box tree for each residential unit or for each 2,500 square feet of gross site area for commercial or office space. Alternatively, the equivalent of thirty-six (36) inch box trees may be provided where feasible (except when palm trees are required). **(SP5 4.2.12c)**

h. All parking lots shall provide a decorative masonry wall or landscaped berm installed in the setback area. All landscaping shall be installed within the parking lot area, in accordance with the Huntington Beach Ordinance Code. Parking structures must screen all street-level parking areas from the public ROW. Such screening must be approved by the Director. The setback area shall be landscaped in accordance with the following guidelines and a landscape plan shall be submitted to and approved by the Director **(SP5 4.2.12e)**:

    i. Where feasible, planting material shall include a minimum three (3) five (5) gallon size shrubs for each seventy-five (75) square feet of landscaped area and at least one (1) thirty-six (36) inch box tree or palm for each one hundred and fifty (150) square feet of landscaped area (except when palm trees are required).

    ii. The setback area shall be planted with suitable ground cover.

    iii. The landscaped area shall be provided with an irrigation system which conforms to the standards specified for landscaped medians by the Department of Public Works.

    iv. All landscaping shall be maintained in a neat and attractive manner.

i. An on-site lighting system shall be installed on all vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the development and away from adjacent properties. Lighting shall also be installed within all

covered and enclosed parking areas. A lighting plan shall be submitted to and approved by the Director. **(SP5 4.2.18)**

j. A minimum of one hundred (100) cubic feet of outside storage space shall be provided for each residential unit. **(SP5 4.2.19)**

k. Refuse collection areas shall be provided within two hundred (200) feet of the units they are to serve. In all developments, trash areas shall be enclosed or screened with a masonry wall, and shall be situated in order to minimize noise and visual intrusion on adjacent property as well as to eliminate fire hazard to adjacent structures. Residents shall be provided with collection areas that are separate and distinct from the collection area of offices and other commercial activities. **(SP5 4.2.22)**

l. Bicycle parking facilities shall be provided in accordance with the provisions of **HBZSO Section 231.20 – Bicycle Parking.**

2. Prior to issuance of grading permits, the following shall be completed:

   a. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.

3. Prior to submittal for building permits, the following shall be completed:

   a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

   b. Submit three (3) copies of the site plan and floor plans and the processing fee to the Planning Department for addressing purposes. The address assignment shall be reviewed and approved prior to submittal for building permits.

   c. Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s).

   d. Contact the United States Postal Service for approval of mailbox location(s).

4. Prior to issuance of building permits, the following shall be completed:

   a. A Lot Line Adjustment consolidating the underlying parcels shall be submitted and approved pursuant to Title 25 of the Huntington Beach Zoning and Subdivision Ordinance. Said lot line adjustment shall be recorded prior to issuance of a building permit.

   b. The Downtown Specific Plan fee of $831 per acre shall be paid.

c. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – Payment of Park Fee. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (City of Huntington Beach Planning Department Fee Schedule).

d. A landscape and irrigation plan in conformance with the adopted Design Guidelines shall be subject to approval by the Director and the Department of Public Works prior to the issuance of building permits. **(SP5 4.2.12d)**

5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
   a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
   b. Use low sulfur (0.5%) fuel by weight for construction equipment.
   c. Truck idling shall be prohibited for periods longer than 10 minutes.
   d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
   e. Discontinue operation during second stage smog alerts.
   f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
   g. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO.
   h. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.

6. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
   a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
   b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
   c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
   d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

7. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement

reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

8. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

9. Coastal Development Permit No. 2008-005, Conditional Use Permit No. 2008-011, and Special Permit No. 2008-002 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.

10. Coastal Development Permit No. 2008-005, Conditional Use Permit No. 2008-011, and Special Permit No. 2008-002 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

11. The Planning Commission reserves the right to revoke Coastal Development Permit No. 2008-005, Conditional Use Permit No. 2008-011, and Special Permit No. 2008-002 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.

12. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.

13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.

14. The applicant shall submit a check in the amount of $50 for the posting of a Notice of Exemption or Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. If a Notice of Determination is required an additional check in the amount of $1,800 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action.

15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-011

1. PROJECT TITLE: Pacific View/ Paseo Pacific

Concurrent Entitlements: Coastal Development Permit No. 2008-005, Conditional Use Permit No. 2008-011, Variance No. 2008-006, Special Permit No. 2008-002, Design Reivew No. 2008-011

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Rami Talleh, Senior Planner
Phone: (714) 536-5271

3. PROJECT LOCATION: 620 Pacific Coast Highway (Northeast Corner of Pacific Coast Highway and 7th Street)

4. **PROJECT PROPONENT:** Otis Architecture
16871 Sea Witch Ln.
Huntington Beach, CA 92649

Contact Person: Karen Otis
Phone: (714) 846-0177

5. **GENERAL PLAN DESIGNATION:** MV-F8-d-sp (Mixed Use Vertical – maximum floor area ratio 1.5 – Design Overlay – Specific Plan)

6. **ZONING:** SP5 (Downtown Specific Plan – District One)

7. **PROJECT DESCRIPTION**

The project proposes to construct a four-story, 35 ft. tall, 12,922 sq. ft. mixed-use, visitor-serving/residential development. The proposed uses within the project would include 4,082.8 sq. ft. of commercial space on the ground floor and seven residential units consisting of 4,472 sq. ft. on the second floor (four units) and 4,367 sq. ft. on the third floor (three units). The project includes a request for a variance to allow a fourth floor in lieu of the maximum allowed number of three floors for purposes of providing common open space within a roof top deck. In addition, the project includes four special permit requests to allow the following:

- A 15 ft. front yard setback in lieu of the minimum required 25 ft. landscaped setback,
- A 10 ft. street side yard setback in lieu of the minimum required 15 ft. landscaped setback,

ATTACHMENT NO. 9.1

- A 5 ft. interior side yard setback in lieu of the minimum required 7 ft. setback, and
- A slope of 15% in lieu of the maximum allowed slope of 10% for parking garages transition ramps.

Parking would be provided in a two-level, 40-space subterranean parking garage located beneath the proposed structure. Additionally six spaces of surface level parking would be provided at the rear of the building along the alley. Construction of the proposed project is expected to begin in November of 2008 and last approximately 12 months.

8. SURROUNDING LAND USES AND SETTING:

The project site is located at the southeast corner of Pacific Coast Highway and Seventh Street. The project site is currently vacant and previously developed with an automobile service station. The site is approved for the construction of a temporary parking lot as an interim use. An automobile service station exists to the west, across Seventh Street. A café and doughnut shop exist to the east. Multi-family residential uses exist to the north, and beach parking exists to the south across Pacific Coast Highway.

8. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

Encroachment Permit is required from Cal Trans.

ATTACHMENT NO. 9.2

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☐ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☐ Biological Resources	☐ Utilities / Service Systems
☒ Geology / Soils	☐ Mineral Resources	☐ Aesthetics
☒ Hydrology / Water Quality	☒ Hazards and Hazardous Materials	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agriculture Resources	☐ Mandatory Findings of Significance	

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**. ☐

Pami Tallen
Signature

8/5/08
Date

Pami Tallen
Printed Name

Senior Planner
Title

ATTACHMENT NO. 9.3

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒
Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				

ATTACHMENT NO. 9.4

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The proposed mixed use building will not conflict with any land use plan in the City of Huntington Beach, including the Downtown Specific Plan (SP5), Local Coastal Program, and the General Plan. The project proposal is permitted within District 1 (Visitor Serving Commercial district) of the Downtown Specific Plan subject to the approval of a conditional use permit by the Planning Commission.

While the use complies with the base zoning district and all applicable land use plans, the proposed building exceeds the maximum number of stories allowed by the specific plan and does not meet the minimum required front, side and street side yard setbacks. The project proposes three floors of habitable space and a fourth floor deck. District 1 of SP5 allows a maximum of three floors; therefore, the proposed project would not be consistent with the maximum allowed building height, which limits the number of floors to three. However, the project includes a request for a variance to exceed the maximum number of floors. Furthermore, while the building exceeds the maximum number of floors, it remains compliant with the maximum allowed building height of 35 feet. The project is also subject to a 25-foot front yard setback, 15-foot street yard setback, and 7-foot interior side yard setback. The project proposes a minimum 15-foot front yard setback, 10-foot street side yard setback, and a 5-foot street side yard setback. The proposed project would not, therefore, comply with the setback requirements of the specific plan. However, the proposed project includes a request for Special Permits to encroach upon the required setbacks, as allowed by the Downtown Specific Plan, and obtaining these Special Permits would bring the project into compliance with the intent of the Specific Plan. The proposal complies with all other provisions of the base zoning district and other applicable provisions in the HBZSO such as maximum lot coverage, building height, and parking requirements.

Furthermore, the project is consistent with the following goals and policies of the General Plan:

Goal LU 4: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

The design of the project promotes development for a mixed use building that conveys a unified, high-quality visual image and character, with integrated landscaping, that is intended to expand the existing pattern of Downtown Huntington Beach. The City's Design Review Board has reviewed the proposed architecture, colors and materials and recommends approval of the design concept with modifications. The building will be oriented toward the intersection of Pacific Coast Highway and Seventh Street. Additionally, public areas and open space included with the project incorporate enhanced hardscape materials. The proposed project would, therefore, be consistent with this policy of the Land Use Element.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridor, and centers.

The proposed project utilizes mixed-vertical uses in accordance with the patterns and distribution of use and

density within the Land Use Map of the City of Huntington Beach General Plan. Commercial uses such as retail establishments will be located within the first story, while two and three-bedroom residential units will occupy the second and third floors. The project will be consistent with this policy.

Policy C 1.1.1: With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such area are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individual or cumulative, on coastal resources.

The proposed project would develop a mix of commercial and residential uses on parcels contiguous to similar uses in an established, urban, downtown core area. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after the project implementation, as described in Utilities Section. Additionally, as will be discussed in Aesthetics the proposed project would not have a significant effect on public views of the coast. Therefore the proposed project would be consistent with Policy C 1.1.1.

Policy HE 2.1.2: Facilitate the development of mixed-use projects containing residential and non-residential uses which can take advantage of shared land costs to reduce the costs of land for residential uses through General Plan designation and the Specific Plan process.

Policy HE 2.1.4: Plan for residential land uses which accommodate anticipated growth from new employment opportunities.

The 2008-2012 Housing Element update indicates that almost the entire City's household growth between the years of 1990 and 2000 was due to increases in single-person households and married couples without children. These growth trends support the need for smaller, higher density and mixed use units close to transportation and services. The proposed development is consistent with the types of development identified in the Housing Element update necessary to satisfy the City's housing needs. The project is consistent with the policies of the General Plan Land Use Element which encourage the provision of housing and commercial opportunity within the city.

As discussed above the proposed project would be consistent with applicable Goals and Policies of the Huntington Beach General Plan, and with the Downtown Specific Plan, assuming that Special Permits and Variance requested for the project are obtained. Also, the uses proposed are consistent with the General Plan Land use and zoning designations for the project site. The proposed project would, therefore, result in a less than significant land use impact.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

c) Physically divide an established community? (Sources: 3,4) ☐ ☐ ☐ ☑

ATTACHMENT NO. 9.6

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The proposed project would not disrupt or physically divide an established community. The subject site is located at the southeast corner of Pacific Coast Highway and Seventh Street and is located within an established urban area; therefore, it will not divide any established communities. The project would not impact access to surrounding development. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1,4) ☐ ☐ ☐ ☑

Discussion: The requested entitlements will provide for the construction of a mixed use development with seven multi-family dwellings on 0.29 gross acres of land. The proposed housing density of 22.6 units per net acre is less than the maximum 25 units per net acre provided for in the General Plan, based on the project site's Mixed Use Vertical General Plan designation. Based on the City of Huntington Beach 2008-2014 Housing Element update average persons per household data for existing multi-family residential developments in the vicinity and Citywide, the proposed development is expected to house approximately 18 additional residents. The resulting population increase represents less than 0.1 percent of the City's current population. The proposed residential project was considered during the update of the City's housing element and growth projections. The project is subject to the City's Affordable Housing Ordinance, which requires that affordable housing units be provided at a ratio of one unit per 10 constructed or payment of an in-lieu fee. The applicant proposes to pay an in lieu fee for one affordable unit in satisfaction of the City's Affordable Housing Ordinance. No impacts would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4) ☐ ☐ ☐ ☑

Discussion: The project site is currently vacant. No residential uses exist on the subject site. Therefore, the proposed project will not displace existing housing. No impacts are anticipated.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 4) ☐ ☐ ☐ ☑

Discussion: The project site does not currently support any housing. Therefore, the project will not displace existing people or housing. No impacts are anticipated.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the ☐ ☐ ☐ ☑

ATTACHMENT NO. 9.7

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

area or based on other substantial evidence of a known fault? (Sources: 1, 13)

Discussion: The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1.75 miles northeast of the project site. No impacts are anticipated.

ii) Strong seismic ground shaking? (Sources: 1,13) ☐ ☐ ☑ ☐

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

iii) Seismic-related ground failure, including liquefaction? (Sources: 1,6) ☐ ☐ ☑ ☐

Discussion: Although the site is located within an area identified by the City's General Plan as having a very high potential for liquefaction, the project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

iv) Landslides? (Sources:1,6) ☐ ☐ ☐ ☑

Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is located on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1,6,15) ☐ ☐ ☑ ☐

Discussion: The project site and vicinity are urbanized and have relatively flat topography. Construction of the proposed project would require grading of the entire site which could potentially result in erosion of soils. In addition, grading for the proposed subterranean parking structure is expected to be substantial and may result in erosion during construction. Erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. In the event that unstable soil conditions occur on the project site due to grading, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study prepared by Soil Pacific Inc. in July of 2008. A less than

ATTACHMENT NO. 9.8

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

significant impact is anticipated.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1,6) ☐ ☐ ☑ ☐

Discussion: Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1,6,15) ☐ ☑ ☐ ☐

Discussion: The site is located within an area identified by the City's General Plan as having a low to moderate (6% -27%) probability for expansion. The surface soils (0 to 5 feet) in the area generally possess low expansion potential. However, the geotechnical report states that a medium potential exists at the foundation level (below the subterreanean parking structure). Existing fill soils that are not compacted properly could result in unstable foundations. Furthermore, differential settlement of soils could occur on site, and affect the foundation materials. Unstable soils could create substantial risks to life and property. Although preparation of a grading plan for the proposed project is a City code requirements, these soil impacts could still occur with project development. Therefore, impacts related to soil expansion potential, unstable soils, and settlement would be potentially significant unless mitigated. Implementation of Mitigation Measure GEO 1 would reduce these impacts to a less than significant level.

GEO 1 The grading plan prepared for the new proposed project shall implement all of the recommendations included in the Geotechnical Engineering Report for the site prepared by Soil Pacific, Inc., dated July 2004 and updated July 2008. These recommendations shall be implemented in the design of the project and include measures associated with site preparation, dewatering, fill placement and compaction, seismic design features, excavation and shoring requirements, foundation design, concrete slabs and pavement, cement type, surface drainage, trench backfill, and geotechnical observation.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is located in an urbanized area in which wastewater infrastructure is currently in place. Therefore, the capability of the soils to support septic tanks or alternative waste water systems is not relevant to the proposed project. No impact would occur related to septic tanks or alternative waste water disposal systems.

ATTACHMENT NO. 9.9

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Program (SWPPP) and Water Quality Management Plan (WQMP) prepared by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 15, 16) ☐ ☑ ☐ ☐

Discussion: In 2005, the Huntington Beach Public Works Department prepared an Urban Water Management Plan (UWMP), which analyzed the City's past and future water pipeline infrastructure, sources, supplies, reliability and availability. Based on the number of units and size of the commercial component, the water demand required for this project would not result in a significant increase in water demand consumption that was not previously planned for in the Water Master Plan and UWMP. Therefore, this project would not present a substantial impact to the groundwater supply. Implementation of Mitigation Measure GEO 1 stated above in Section III(d) would reduce these impacts to a less than significant level.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project. The proposed project will be required to provide detention to keep drainage flow to current levels. Storm water runoff increase from pre to post development are expected to be detained on-site within landscaped swales and pipes installed underground within the space

ATTACHMENT NO. 9.10

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

between the property line and the underground parking structure. The pipes would discharge into smaller outlets which would not increase runoff from pre development levels. Therefore, less than significant impacts are anticipated.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific
Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project. However, the project proposal consists of a two level subterranean parking structure. Per the Geotechnical Engineering Report prepared by Soil Pacific Inc. in July of 2008, groundwater was encountered at 15 feet below grade. Excavation during construction of the parking structure may expose groundwater during times of high tide. As identified in the geotechnical report an adequate sump pump is necessary and shall be designed by the civil engineer of the project to accommodate the potential for excessive water infiltration to occur within the subterranean parking lot. Therefore, impacts related to groundwater table would be potentially significant unless mitigated. Therefore, less than significant impacts are anticipated.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The project would increase the impermeable surface area of the project site, contributing to an increase in runoff water. This would include runoff that may contain pollutants which could potentially degrade surface water quality. A Hydrology and Hydraulics Study, subject to review and approval by the Public Works Department, will evaluate the amount from runoff generated by the proposed project. The project will be designed such that runoff for the proposed development shall not exceed the pre-development condition. The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. Any such increase in stormwater runoff shall be managed via onsite detention as discussed previously in Section IV(c). Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to less than significant level by employing Best Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP and WQMP, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring a less than significant impact associated with polluted runoff.

f) Otherwise substantially degrade water quality? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: The Public Works Department requires a Water Quality Management Plan (WQMP) to be

ATTACHMENT NO. 9.11

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

prepared in accordance with National Pollution Discharge Elimination System (NDPES) regulations in order to control the quality of water runoff and protect downstream areas. NDPES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system. The WQMP shall be submitted to the Public Works Department for review and approval prior to issuance of a precise grading permit for the project. Therefore, less than significant impacts are anticipated.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The proposed project is a mixed use development consisting of visitor serving commercial and residential uses. The subject site is designated as Flood Zone X, a 500-year flood hazard area, on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. Therefore, no impacts are anticipated.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The proposed project site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. The project site is not situated within the 100-year flood hazard area as mapped in the FIRM. Therefore, no impacts are anticipated.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1,7) ☐ ☐ ☐ ☑

Discussion: The project site is not located within a flood hazard zone. In addition, the site is not in the immediate vicinity of a levee or dam. Therefore, no impacts are anticipated.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: According to the Moderate Tsunami Run-up Area map in the City of Huntington Beach General Plan, the project site is not located in an identified moderate tsunami run-up area. Due to the lack of land-locked bodies of water (i.e., ponds or lakes) in proximity to the project site, the potential for seiches is considered to be non-existent. The project site and vicinity are urbanized and have relatively flat topography. The project site and vicinity are not identified as areas with the potential for mudflows. Therefore, no impacts are anticipated.

k) Potentially impact stormwater runoff from construction activities? (Sources: 1,16) ☐ ☐ ☑ ☐

Discussion: Refer to discussion under item IV (a) above.

l) Potentially impact stormwater runoff from post-construction activities? (Sources: 4) ☐ ☐ ☑ ☐

ATTACHMENT NO. 9.12

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: Refer to discussion under item IV (a), (c), and (d) above.				
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 4)	☐	☐	☐	☑
Discussion: The proposed project will not include any of the activities described above. Commercial developments with less than 20,000 sq. ft. of gross floor area are not required by the HBZSO to provide delivery areas and/or loading docks. The development does not propose any loading area. Therefore, no impacts are anticipated.				
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 4)	☐	☐	☑	☐
Discussion: See discussion under Sections IV (a) and IV (e).				
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:_4)	☐	☐	☑	☐
Discussion: See discussion under Section IV (e).				
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 4)	☐	☐	☑	☐
Discussion: See discussion under Section III (b).				
V. <u>AIR QUALITY</u>. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:				
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9)	☐	☐	☑	☐
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 9)	☐	☐	☑	☐
c) Create objectionable odors affecting a substantial	☐	☐	☑	☐

ATTACHMENT NO. 9.13

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
number of people? (Sources: 9)				
d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 9)	☐	☐	☑	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 9)	☐	☐	☑	☐

Discussion: a) – e) Short-term: The construction of the project may result in a short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project. The amount of soil excavation (11,000 cubic yards) and the truck trips necessary to haul the excavated soil (550 trips) was taken into consideration. The default level of detail was used to calculate fugitive dust emissions from activity on the approximately 0.29 acre site.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Estimated Construction Emissions for proposed project	16.95	29.81	34.12	7.10	2.67	0.01
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

ATTACHMENT NO. 9.14

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for a 12,922 sq. ft. mixed-use building with 4082 sq. ft. of retail square footage and 7 multi-family residential units. The default URBEMIS2007 variables were used for the calculations.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Estimated project Emissions for proposed project	26.18	2.60	2.48	3.43	0.67	0.02
Significance Threshold	550	75	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1,9) ☐ ☐ ☑ ☐

Discussion: The proposed development will generate 349 new vehicle daily trips, of which 32 will occur in the AM peak hour and 65 in the PM peak hour. The intersection of 6th Street and Pacific Coast Highway was analyzed for potential impacts during the peak periods. The existing level of service (LOS) for the AM and PM peak hour was determined to be LOS A. The existing plus project traffic was analyzed and determined to be LOS A for both the AM peak hour and the PM peak hour. No significant impacts result from the trips generated by the proposed project.

Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles along side, entering, or exiting the project site. Vehicle delays or inaccessibility may result in the adjacent alley used to access the site.

These potential impacts may be reduced through implementation of code requirements requiring department of Public Works approval of a construction traffic control plan. Less than significant impact is anticipated.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1,9) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: Refer to the discussion under item VI (a) above. Increased trip generation from long-term operation of the project will not exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. Less than significant impacts are anticipated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 9,11) ☐ ☐ ☐ ☑

Discussion: The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project site is located along Pacific Coast Highway a major arterial street. Access to the project exists via Seventh Street to an alley along the rear of the property parallel to Pacific Coast Highway. Project access will be provided via an alley along the rear of the property. The alley is currently 17 feet wide. The project is required to dedicate 4'-6" to widen the alley to 21'-6". In addition, the project is subject to compliance with City standards for vision clearance at street/driveway intersections, minimum drive aisle widths and truck turning radii designed to ensure hazards are minimized. No impacts are anticipated.

e) Result in inadequate emergency access? (Sources: 1,17) ☐ ☐ ☑ ☐

Discussion: Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. The Fire and Police Department have reviewed the proposed plans and determined that emergency access is adequate. Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles along side, entering, or exiting the project site. Vehicle delays or inaccessibility may result in the adjacent alley used to access the site. Therefore, less than significant impacts are anticipated.

f) Result in inadequate parking capacity? (Sources: 2) ☐ ☐ ☐ ☑

Discussion: A total of 40 parking spaces are required for the project (22 spaces for retail and 18 spaces for residential). A total of 40 parking spaces will be provided on the site in compliance with the Zoning Code. The proposed project has been designed according to City parking regulations and provides sufficient parking spaces.

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 2) ☐ ☐ ☐ ☑

Discussion: The project will provide bicycle racks onsite, in accordance with the requirements of the HBZSO Section 231.20—*Bicycle Parking*. No impacts are anticipated.

ATTACHMENT NO. 9.16

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed project site is currently vacant. The project site does not support any unique, sensitive, or endangered species, is not shown in the General Plan as a generalized habitat area, and is not in the vicinity of any sensitive habitat. Therefore, no impacts to any habitat or wildlife area are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project area is surrounded by similar mixed use, commercial and residential developments. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites. No impacts are anticipated.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1,9) ☐ ☐ ☐ ☑

ATTACHMENT NO. 9.17

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The site is currently vacant and does not contain any mature trees, or rare and unique plant species. Construction of the project will be subject to standard City requirements for the submittal of a landscape plan Landscaping associated with the proposed project will introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries. The project would be required to provide approximately five trees on site in accordance with standard Huntington Beach Zoning & Subdivision requirements. No impacts are anticipated.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: As discussed above, the project site is presently vacant. It does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed commercial development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The proposed mixed use development will not involve the transport, use or disposal of hazardous materials. The facility will not provide on-site fuel dispensing, underground or outdoor storage of hazardous materials. No impacts regarding the disposal of hazardous materials are anticipated.

b) Create a significant hazard to the public or the

ATTACHMENT NO. 9.18

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1,9)	☐	☑	☐	☐

Discussion: The proposed project site includes two oil wells which were abandoned in 1998 and capped at 7 ft. below grade. The project proposal includes a two level subterranean parking structure. Grading and excavation of the site could result in damage to the existing abandoned oil wells. In addition, the oil wells may have affected some proximate soils on the project site. Construction activities such as grading and excavation for the proposed underground parking structure could expose workers to contaminated soils and other hazards associated with abandoned oil wells. Therefore, impacts related to the abandoned oil wells would be potentially significant unless mitigated. Application standard conditions of approval for the City and implementation of Mitigation Measure HAZ 1 and 2 would reduce these impacts to a less than significant level.

HAZ 1 The developer shall consult with DOGGR to determine if plug or re-plug of existing abandoned oil wells is necessary. Prior to the issuance of grading permits, the developer shall submit evidence of consultation with DOGGR indicating wells have been plugged or abandoned to current DOGGR standards.

HAZ 2 In the event that abandoned oil wells are damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g. City of Huntington Beach Fire Department). The developer shall ensure proper implementation for the re-abandonment operation in compliance with all applicable laws and regulations.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The proposed mixed use development is not intending to operate the site in a way that would generate hazardous materials. Activities conducted within the commercial component of the development will consist of visitor serving commercial uses intended to serve visitors to the City and State Beaches. The types of uses permitted in the visitor serving commercial district include art galleries, bakeries, banks, bicycle rentals, bookstores, drug stores, Newspaper and magazine stores, sporting goods stores, travel agencies, etc. These types of uses are retail and or service oriented in nature and are not likely to involve hazardous materials on a daily basis. In addition, the nearest school is approximately ½ mile away of the project site. No impacts are anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1,9)	☐	☐	☐	☑

ATTACHMENT NO. 9.19

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The location of the proposed mixed use development is not listed on the State's Hazardous Waste and Substance Site List. No impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The City of Huntington Beach is included in the Orange County Airport Environs Land Use Plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1,9) ☐ ☐ ☐ ☑

Discussion: The project site is not near any private airstrips. No impacts are anticipated.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 11,17) ☐ ☐ ☐ ☑

Discussion: The proposed project will not impede access to the surrounding area and impair implementation or physically interfere with any adopted emergency response plan or evacuation plan. No impacts would occur.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated

X. <u>NOISE</u>. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1,2,15) ☐ ☐ ☑ ☐

Discussion: During the site grading for the new building and other construction phases of the project, noise levels on the site may increase from normal construction vehicles such as concrete trucks and a backhoe as well as other equipment and tools typically used on construction sites. Construction of the site will also include shoring activities. The shoring methods identified in the Geotechnical Engineering Report prepared by

ATTACHMENT NO. 9.20

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Soils Pacific, Inc. consists of drilled cast-in-place soldier piles or I beam shoring. Both methods are less noise intensive than traditional pile driving methods in that hammering or pile driving are not necessary. Construction of the project will create short-term noise impacts. However, the development will be required to comply with the City Noise Ordinance (Chapter 8.40 Noise Control), which restricts the hours of construction to reduce impacts to the area. No other significant impacts are anticipated after construction due to the nature of the use, which is compatible with the character of the area.

Long-term noise impacts from the project are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed uses which will not result in any significant noise impact. Less than significant short- and long-term noise impacts resulting from the new development project are anticipated.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: Although there may be some temporary groundbourne vibration or groundbourne noise levels due to construction activities, these would occur infrequently and would be short-term. In addition, the proposed mixed use development on the project site would not result in the generation of significant groundbourne vibration or groundbourne noise during long-term operation. Implementation of the proposed project would not result in the exposure of people to or the generation of excessive groundbourne vibration or groundbourne noise levels. Less than significant impacts are anticipated.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The type of noise to be generated by the project in the long term will be similar to that generated by other commercial uses in the area and is not anticipated to increase the ambient noise levels significantly.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2) ☐ ☐ ☑ ☐

Discussion: The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a less than significant impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other uses in the area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1,9,11) ☐ ☐ ☐ ☑

Discussion: The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

ATTACHMENT NO. 9.21

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1,11)	☐	☐	☐	☑

Discussion: The project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Sources: 1) See discussion under section XI (b).	☐	☐	☑	☐
b) Police Protection? (Sources: 1)	☐	☐	☑	☐

Discussion: a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. The project site is located within approximately ½ mile of the Lake Fire Station and within 1.5-miles of the Main Police Station and 0.2 miles from the Downtown Police Substation. Estimated emergency first response times from the Lake Fire Station are within the 80 percent/ 5 minute response time objective established in the City's Growth Management Element. Estimated emergency first response times from the Police Main Station are within acceptable service levels. The proposed development can be adequately served by existing Fire and Police protection service levels. The density of development proposed is consistent with the applicable General Plan Land Use designation. Accordingly, the project would not result in unanticipated impacts to public services.

c) Schools? (Sources: 1)	☐	☐	☑	☐

Discussion: The developer shall be required to pay a school fee to mitigate the impacts on school facilities per standard City code requirements.

d) Parks? (Sources: 1)	☐	☐	☑	☐

Discussion: See discussion under XV - Recreation

e) Other public facilities or governmental services? (Sources: 1)	☐	☐	☑	☐

Discussion: The proposed project has been reviewed by responsible City departments, including Public Works, Fire, and Community Services, each of which determined that any potential impacts to public services could be mitigated to a less than significant level via standard conditions of approval. The proposed density of 22.5 du/ac is within the density permitted for the General Plan land use designation of the project site, which anticipates projects in this area with densities up to 25 du/ac. Consequently, no significant impacts are anticipated.

ATTACHMENT NO. 9.22

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department. The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the project and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The project site is currently vacant. The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. There are existing public water pipelines along Pacific Coast Highway and the alley behind the project site that could satisfy the demands of the project. A Utility Plan for new water service connections shall be reviewed and approved by the Public Works Department. All utility connections to the project site will be in accordance with all applicable City standards. Wastewater services for the proposed project will be provided by the City of Huntington Beach. The project is subject to standard code requirements and no adverse impacts to the City's utilities or services are anticipated.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The site is a flat piece of vacant property that drains toward a catch basin at the northeast corner of Pacific Coast Highway and 7th Street. The proposed project is expected to also drain to this catch basin. The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the amount of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The proposed project will be required to provide detention to keep drainage flow to current levels as discussed previously in Section IV(c). It is anticipated that the project will not result in the construction of new or significant expansion of existing storm water facilities. In addition, all utility connections to the project will be in accordance with all applicable CBC, City ordinances, Public Works standards, and Water division criteria. Therefore less than significant impacts to the City's utilities or services are anticipated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1,16) ☐ ☐ ☑ ☐

ATTACHMENT NO. 9.23

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The project site is currently vacant. Because the proposed project would result in an intensification of development on the project site, the project would result in an increase in water demand. However, the project would not result in a significant increase in water consumption that was not previously planned for in the 2005 Water Master Plan and 2005 Urban Water Management Plan. The estimated project demand can be accommodated from the City's water supply and does not represent a significant impact.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The proposed project would generate approximately 1,246 gallons of wastewater per day. Sewage from the proposed project will be delivered from the City feeder lines that connect to the Orange County Sanitary District's trunk sewer lines. The wastewater generated from the proposed project would be treated by Orange County Sanitation District's Plants No. 1 and No. 2. The two plants have a treatment capacity of 276 mgd. Average daily flow to both plants combined is 243 mgd. These levels provide an additional capacity of 33 mgd for both Plants No. 1 and No. 2. The proposed project would generate negligible wastewater and would require the use of approximately 0.0004% of the remaining capacity of the OCSD's facilities; therefore, less than significant impacts are anticipated.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on present solid waste generation rates and the project's net increase of approximately 4,082 square feet of new floor area and seven residential units are not expected to generate a substantial amount of daily waste products in the long term based on the proposed visitor serving commercial uses and residences. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1) ☐ ☐ ☑ ☐

Discussion: The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the City. Therefore, less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1)	☐	☐	☑	☐

Discussion: Refer to discussion under item IV (a), above.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources: 1,3,4)	☐	☐	☑	☐

Discussion: The project is located on Pacific Coast Highway a scenic corridor in the City of Huntington Beach General Plan Circulation Element. The setting along Pacific Coast highway is characterized by beach facilities, shoreline, and recreational amenities on the south side and development on the north side. The architecture of the proposed building consists of a Mediterranean theme including quality materials such as reclaimed Jerusalem stone, smooth stucco finish, wood trim, architectural features, and tile roof. The proposed building is an improvement to the contribution of the scenic vista in that the site is currently an unimproved dirt lot. While the structure is proposed to have reduced setbacks, the project will still have similar setback as other developments within the project vicinity. Although surrounding residential uses north of the subject may lose existing private views of the coast line, the project will not result in the loss of public views. Less than significant impacts are anticipated.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)	☐	☐	☐	☑

Discussion: The State of California Department of Transportation designates scenic highway corridors. The project site is not located within and visible from a state scenic highway. No impacts are anticipated.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1,9)	☐	☐	☑	☐

Discussion: The proposed project is designed in accordance with the City's Urban Design Guidelines. The proposed building will be divided into distinct massing elements and all building facades will be articulated with architectural elements and details. See discussion in Section XIII (a). Less than significant impacts are anticipated.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1,3,4)	☐	☐	☑	☐

Discussion: The proposed project is located within a highly urbanized area. Because the project site is currently vacant, implementation of the proposed project would result in additional nighttime lighting and the potential for glare from the building, rear parking area, and the increased number of vehicles on the project site. The project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. With the condition of approval in place,

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

less than significant impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site does not contain any historic structures and is not located within any of the City's historic districts. No historical resources will be impacted by construction of the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not located in an identified archaeological site. Furthermore the site was previously developed. Therefore some ground disturbance may have previously occurred. It is unlike that cultural resources are present on the site. Therefore, no impacts are anticipated.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not designated as having any paleontological resources and does not contain any unique geologic features. No impacts are anticipated.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 9) ☐ ☐ ☐ ☑

Discussion: The project site is not expected to result in the disturbance of human remains. No impacts are anticipated.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1) ☐ ☐ ☑ ☐

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1) ☐ ☐ ☐ ☑

c) Affect existing recreational opportunities? (Sources: 1) ☐ ☐ ☑ ☐

ATTACHMENT NO. 9.26

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: a)-c) The project will be subject to payment of a park and recreation fee, in accordance with the requirements of the HBZSO and does not include the construction or expansion of recreational facilities. Such fee shall be based upon the size of the structure. The fees shall be used for acquiring, developing new or rehabilitating existing community and neighborhood parks and other types of recreational facilities in such a manner that the locations of such parks and recreational facilities bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the proposed subdivision. The payment of the fees as required by the HBZSO will be in accordance with the policies, principles and standards for park, open space and recreational facilities contained in the General Plan and will mitigate, on a fair share basis, impacts on existing park and recreational facilities to a less than significant level.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The project site does not serve as farmland and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ? (Sources: 1,9)	☐	☐	☐	☑

Discussion: The subject site is presently zoned SP5 (Downtown Specific Plan) which does not permit agricultural uses. In addition, the project site is not under a Williamson Act contract. Development of the site will not conflict with agricultural uses or zoning.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ? (Sources: 1,9)	☐	☐	☐	☑

Discussion: This site is currently vacant but is surrounded by commercial and residential uses. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses.

ATTACHMENT NO. 9.27

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1,3,4) ☐ ☐ ☐ ☑

Discussion: The project site is currently vacant. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resource. Based on discussions in Sections I to XVI above, the project is anticipated to have no impact on the quality of the environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1,2,9) ☐ ☐ ☑ ☐

Discussion: As discussed above in Sections I to XVI, the project with implementation of standard code requirements and mitigation measures is anticipated to have less than significant impacts due to the small scale of the project and would not result in any cumulatively considerable impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,2,9) ☐ ☑ ☐ ☐

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of the recommended code requirements will have a less than significant impact on human beings, either directly or indirectly with implementation of Mitigation Measures GEO 1, HAZ 1, and HAZ 2.

ATTACHMENT NO. 9.28

XVIII. EARLIER ANALYSIS.

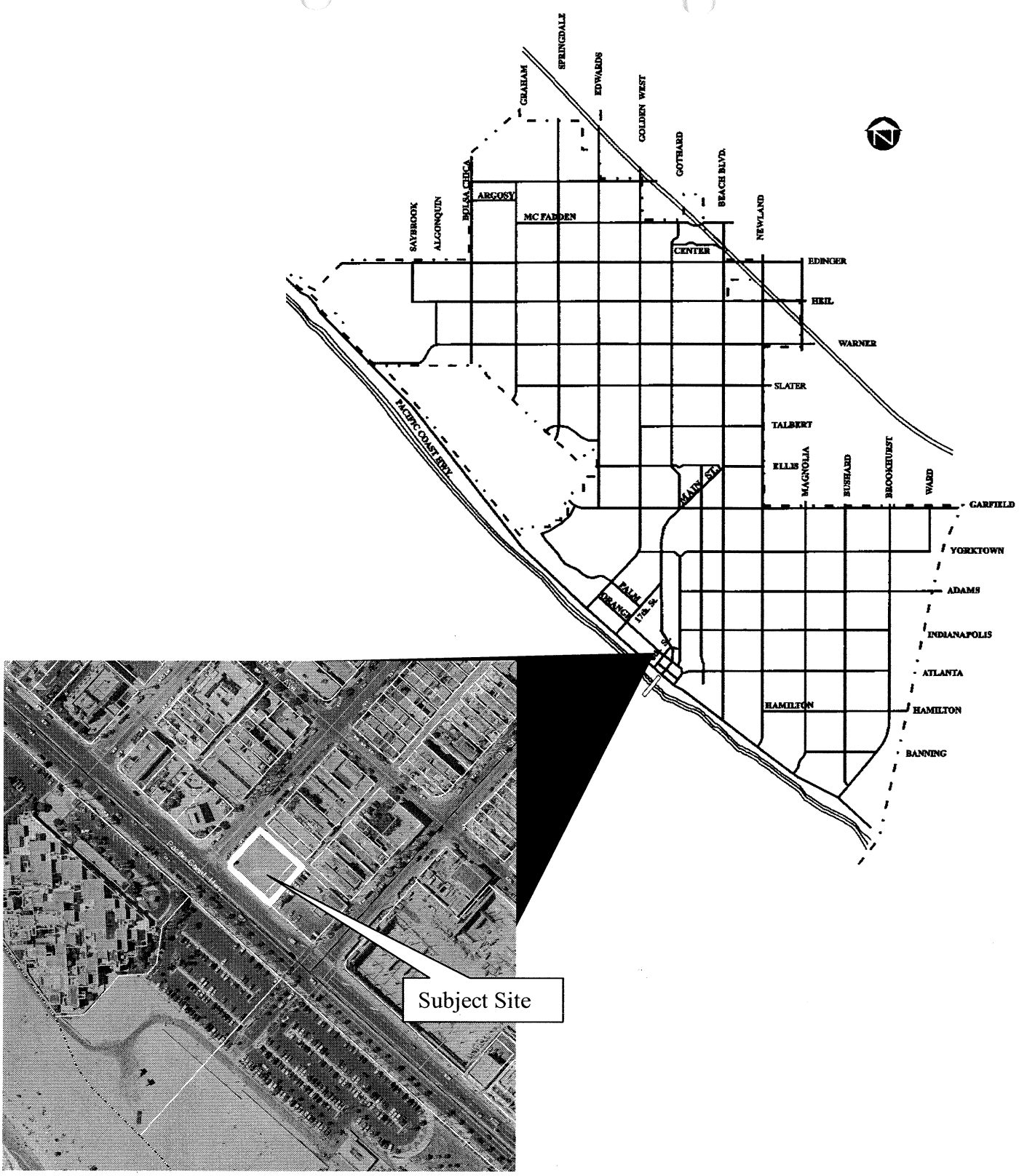
Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Reduced Site Plan, Floor Plan and Building Elevations	See Attachment #2
5	Project Narrative	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (April 13, 2005)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 7th Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	Hazardous Waste and Substances Sites List	"
13	State Seismic Hazard Zones Map	"
14	City of Huntington Beach Municipal Code	"
15	Geotechnical Engineering Report Prepared by Soil Pacific (July 2004)	Attachment # 4

16	2005 Urban Water Management Plan	"
17	City of Huntington Beach Emergency Management Plan	"
18	Summary of Mitigation Measures	Attachment # 5

ATTACHMENT NO. 9-30



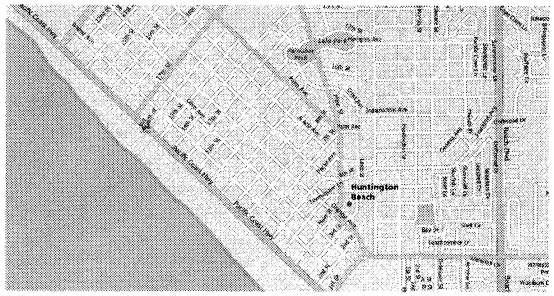
VICINITY MAP

620 PACIFIC COAST HIGHWAY

ATTACHMENT NO. 9.31

PACIFIC VIEW

612 - 620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA 92648



LEGAL DESCRIPTION

PARCEL 1:
LOT 6-7-8-9 AND 10 IN BLOCK 106 OF THE HUNTINGTON BEACH SECTION OF HUNTINGTON BEACH AS PER MAP RECORDED IN BOOK 3, PAGE 36 OF MISCELLANEOUS MAP IN THE OFFICE OF THE RECORDER OF DAID COUNTY.

APN: 024-0151-28 , 024-0151-29

SCOPE OF WORK .
NEW CONSTRUCTION OF MIXED USE THREE STORY BUILDING (RETAIL STORES AND RESIDENTIAL UNITS) WITH TWO LEVEL UNDERGROUND PARKING.

FLOOR AREA RATIO:.....1:1
LOT AREA.....12,924.77 SF.
LIVING AREA.....12,922.16 SF.

LOT COVERAGE.....6,792.1 SF

. PROPERTY DEVELOPMENT STANDARDS .

DESCRIPTION	REQUIRED	PROVIDED
MIN. FRONT PCH SETBACK	25'-0"	15'-0"
UNDERGROUND PARKING SETBACK	5'-0"	5'-0"
REAR ALLEY SETBACK	12'-0" TO CENTER LINE	12'-6" TO CENTER LINE
7th STREET SETBACK	15'-0"	10'-0"
INTERIOR SIDE SETBACK	7'-0"	5'-0"
BUILDING HEIGHT	35'-0" TO MID. POINT	35'-0" TO MID. POINT

. A R C H I T E C T .

OTIS ARCHITECTURE INC.
16871 SEA WITCH LN
HUNTINGTON BEACH, CA 92649
714 . 846 . 0177
REP. KAREN OTIS

. C L I E N T .

PACIFIC VIEW PLAZA LLC.
MIKE YOUNESSI
16882 BOLSA CHICA ST. #105
HUNTINGTON BEACH, CA 92649
714 . 379 . 1111

. SQUARE FOOTAGE .

FIRST FLOOR.....4,261.5 SF.
RETAIL AREA

SECOND FLOOR.....4,334.0 SF.
RESIDENTIAL AREA

THIRD FLOOR.....4,303.0 SF.
RESIDENTIAL AREA

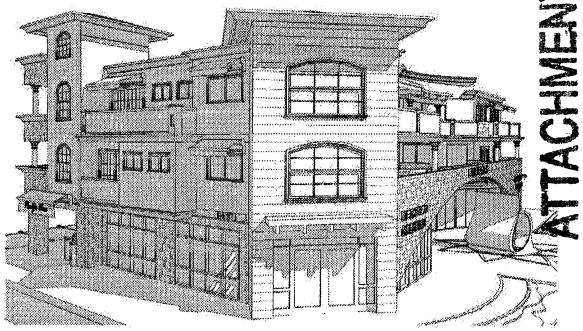
TOTAL BUILDING
AREA.....12,898.5 SF.

COMMON OPEN SPACE: 25% OF 8,919.67 SF.
.....2,229.91 SF. REQUIRED
2,233.38 SF. PROVIDED

PARKING REQUIREMENTS:

RETAIL AREA.....22 STALLS
RESIDENTIAL AREA.....15 STALLS (6 TWO BEDROOMS)
3 STALLS (1 THREE BEDROOMS)

TOTAL PARKING REQUIRED: 40 STALLS
PARKING PROVIDED: 40 STALLS



SHEET INDEX

HUNTINGTON BEACH SECURITY ORDINANCE:

1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.

2. ALL MAIN OR FRONT ENTRY DOORS TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF HE AREA INMEDIATELY OUTSIDE WITHOUT OPENING THE DOOR. A DOOR VIEWER, A VIEW PORT, WINDOW, OR OTHER OPENING MAY PROVIDE SUCH VIEW.

3. EXTERIOR WOODEN DOORS SHALL BE OF SOLID CORE CONSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 16- GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER.

4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.

5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.

6. NON - REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES THAT ARE ACCESIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.

7. UNFRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/2 INCH THICK.

8. NARROW-FRAMED GLASS DOORS SHALL BE OF FULLY TEMPERED GLASS NOT LESS THAN 1/4 INCH THICK.

9. ANY GLASS THAT IS LOCATED WITHIN 40 INCHES OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED , OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.

10. SOLID WOODEN HATCHWAYS LESS THAN 1-3/4 INCHES THICK SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTER AROUND THE PERIMETER AND SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND /OR PADLOCK WITH HARDENED STEEL SHACKLE. ALL OTHER OPENINGS LARGER THAN 96 SQUARE INCHES WITH A DIMENSION IN EXCESS OF 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS, OR GRILLS. (EXCEPTION: NO OPENABLE SKYLIGHTS).

11. A DEVELOPMENT THAT INCLUDES 3 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH FULLY ENCLOSED GARAGES. GARAGE SPACE FOR EACH TENANT SHALL BE SEPARATED BY PARTITIONS OF 3/8 -INCH PLYWOOD OR EQUIVALENT WITH STUDS SET NO MORE THAN 24 INCHES ON CENTER.

ATTACHMENT NO. 3

Revisions:	By:

OTIS ARCHITECTURE INC.
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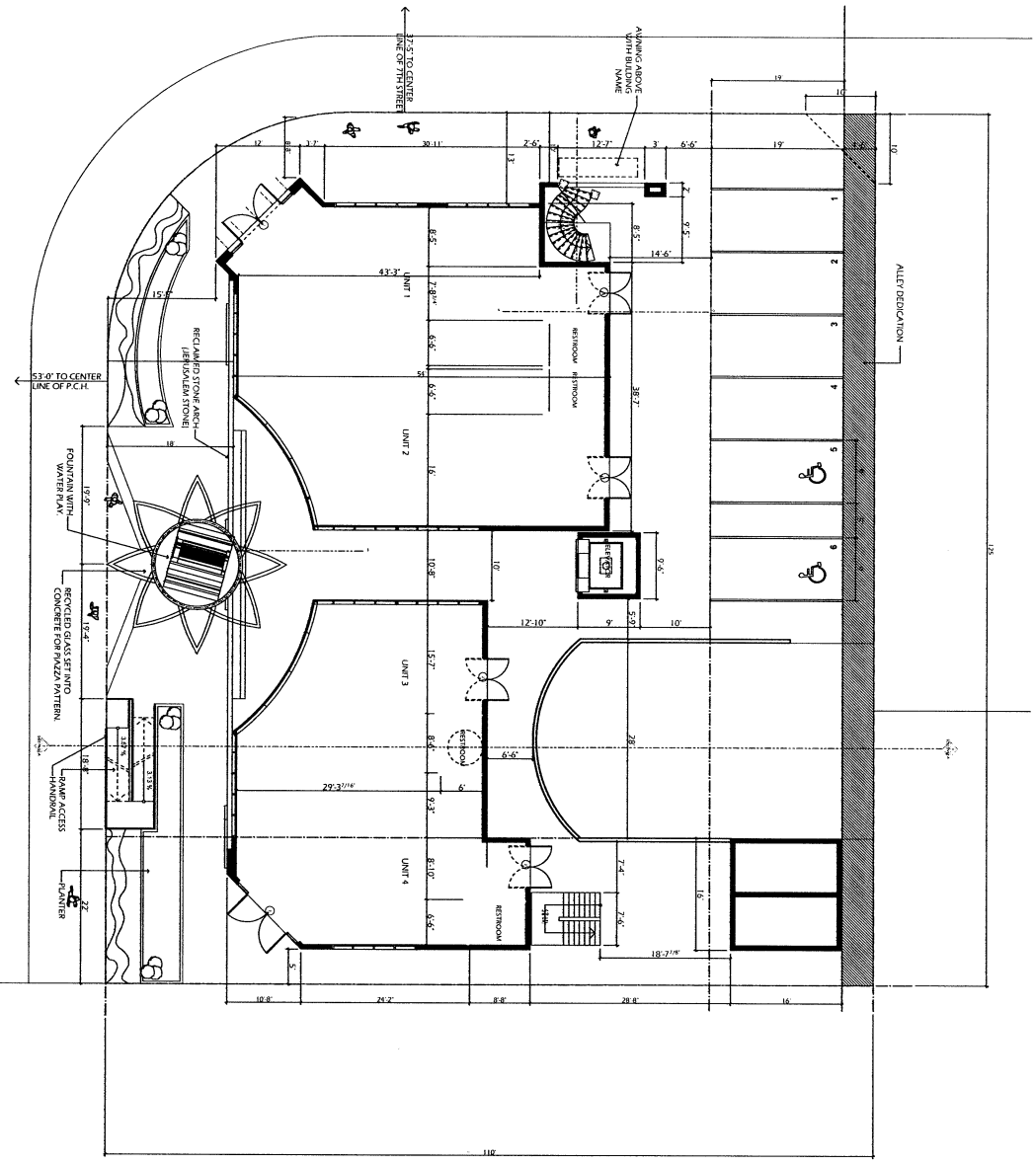
PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

TITLE SHEET

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: T-1
Total sheet count:

1 SITE PLAN
SCALE: 1/8" = 1'-0"



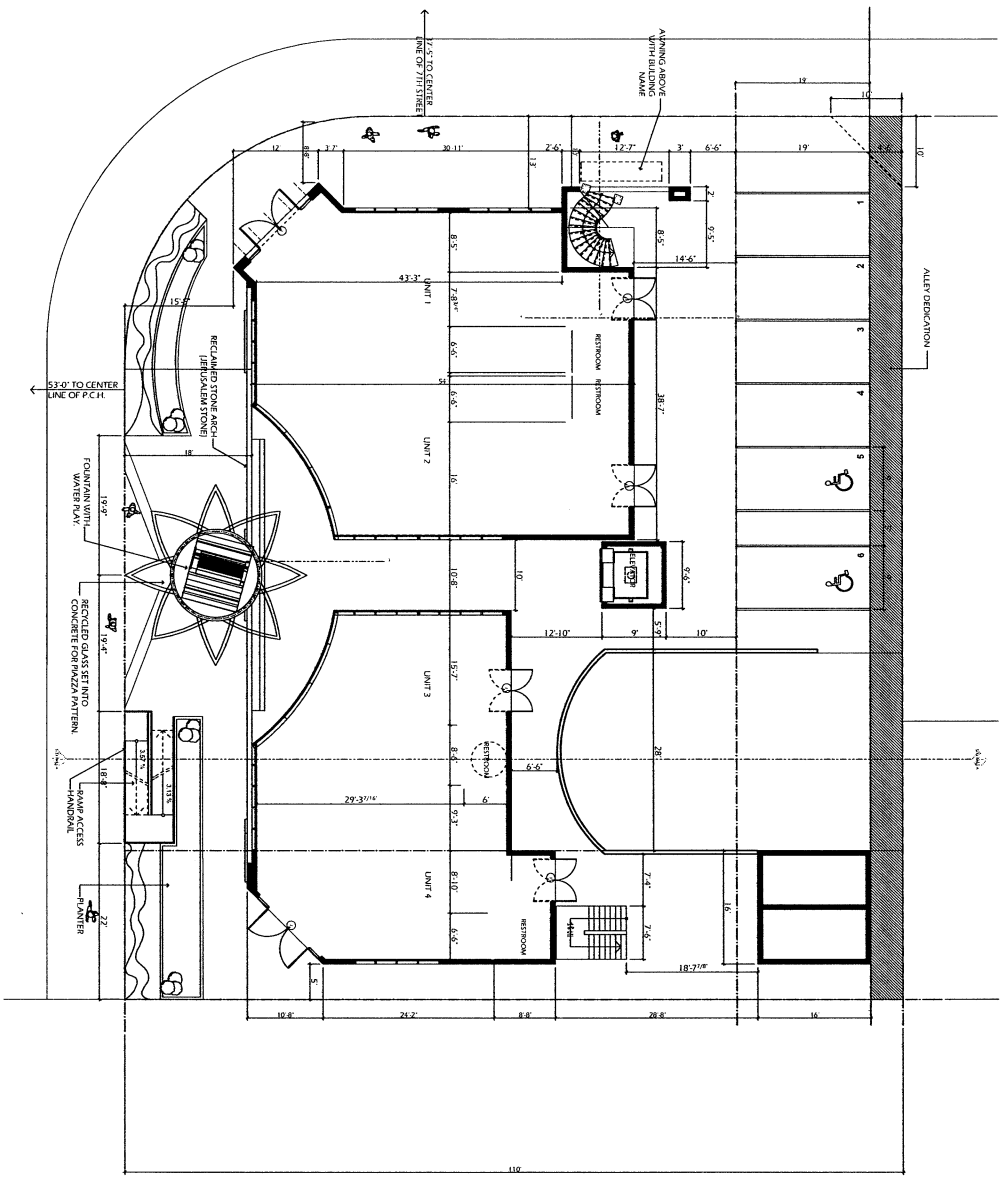
N

ATTACHMENT NO. 9.33

Total sheet count: A-1.1	SITE PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Date: JUNE/10/08 Project Manager: K.Otis Drawn: E.M. N.R. Sheet Number: A-1.1	Revisions / By

1 FIRST FLOOR

SCALE: 1/8" = 1'-0"



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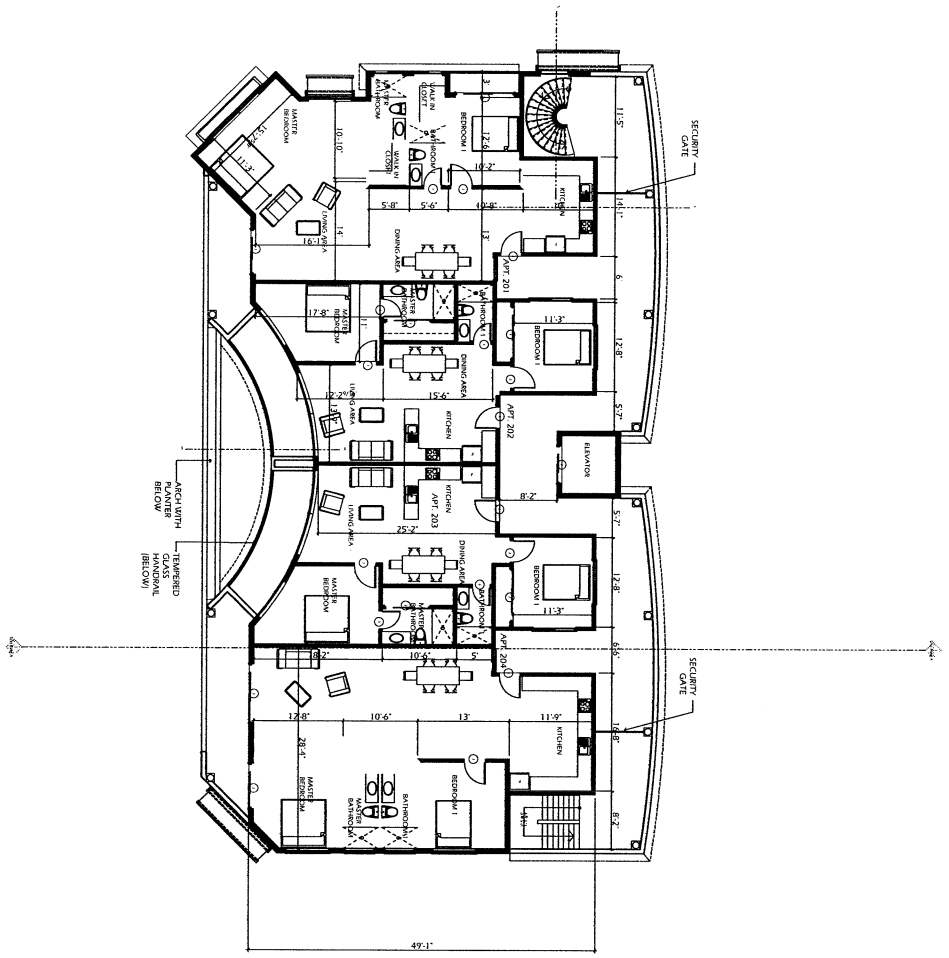
ATTACHMENT NO. 9.34

Sheet Number: A-1.2	FIRST FLOOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Drawn: E.M. N.R.	Date: JUNE/10/08
Total sheet count:				Project Architect: K Otis	Revisions: By:

1 SECOND FLOOR
SCALE: 1/8" = 1'-0"



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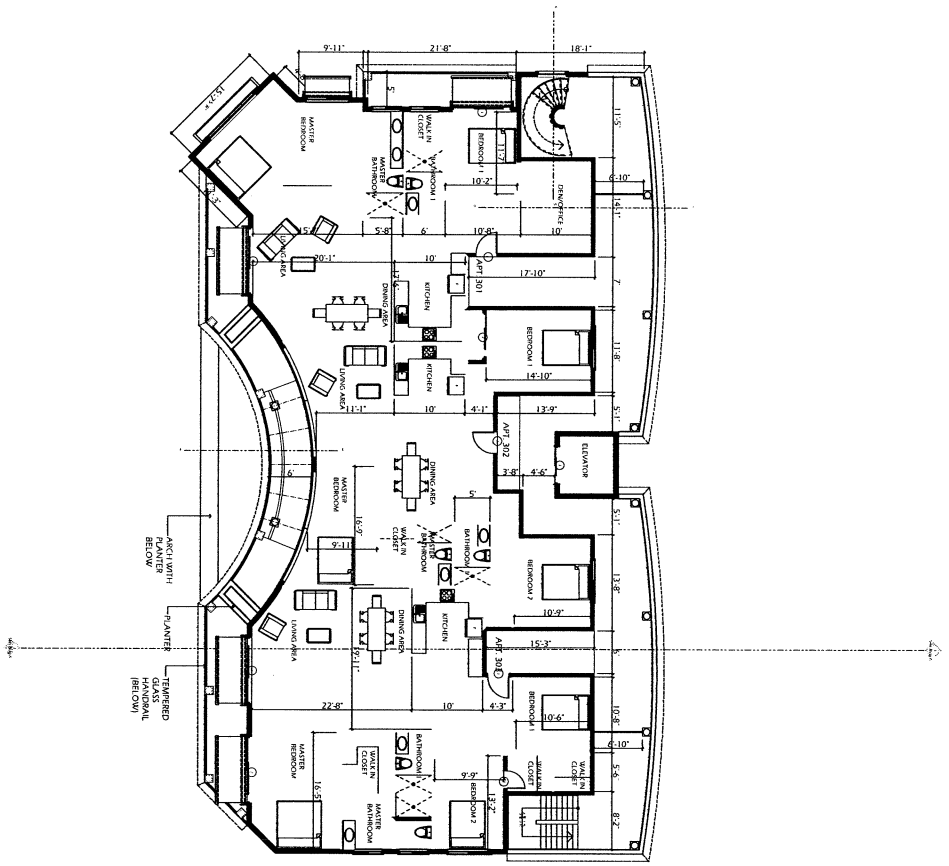
ATTACHMENT NO. 9.35

Total sheet count: A-1.3 Sheet Number:	Drawn: E.M. N.R. Project Captain: K.Otis	Date: JUNE/10/08	SECOND FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com

1 THIRD FLOOR
SCALE 1/8" = 1'-0"



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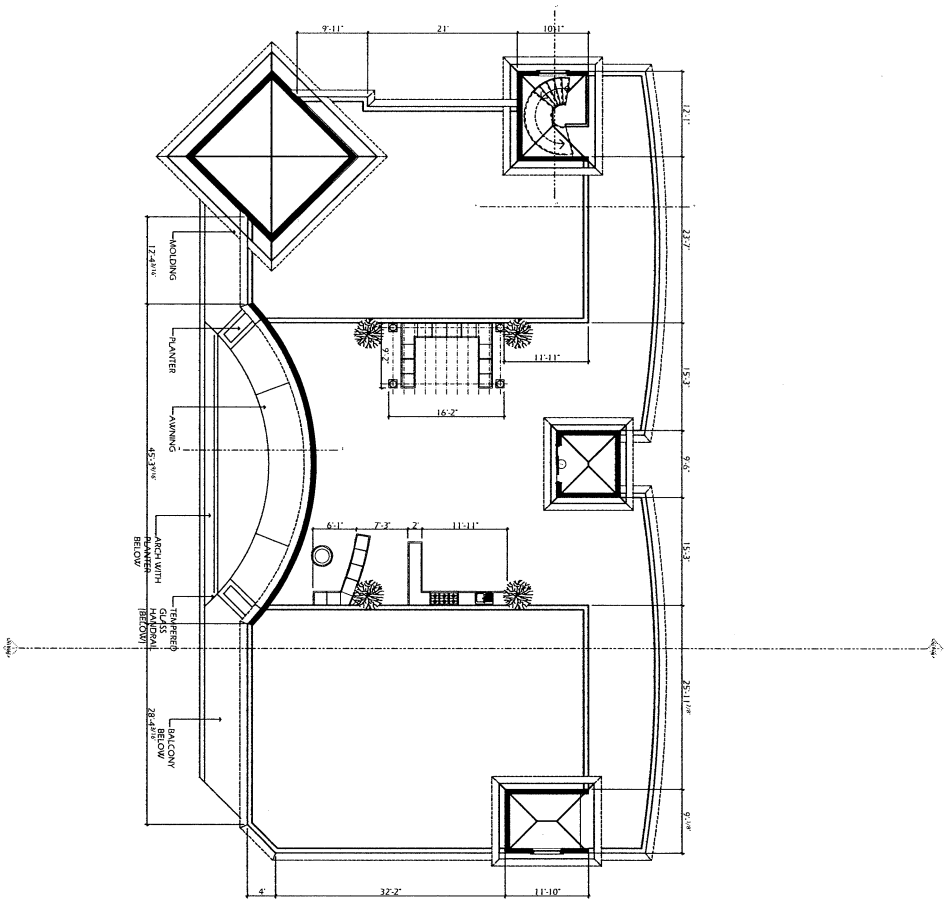
ATTACHMENT NO. 9.36

Sheet Number: A-1.4 (Total sheet count)	THIRD FLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Date: JUNE/10/08 Prepared by: K.Otis Drawn: E.M. N.R.	Revisions: By:

1 ROOF DECK
SCALE 1/8" = 1'-0"



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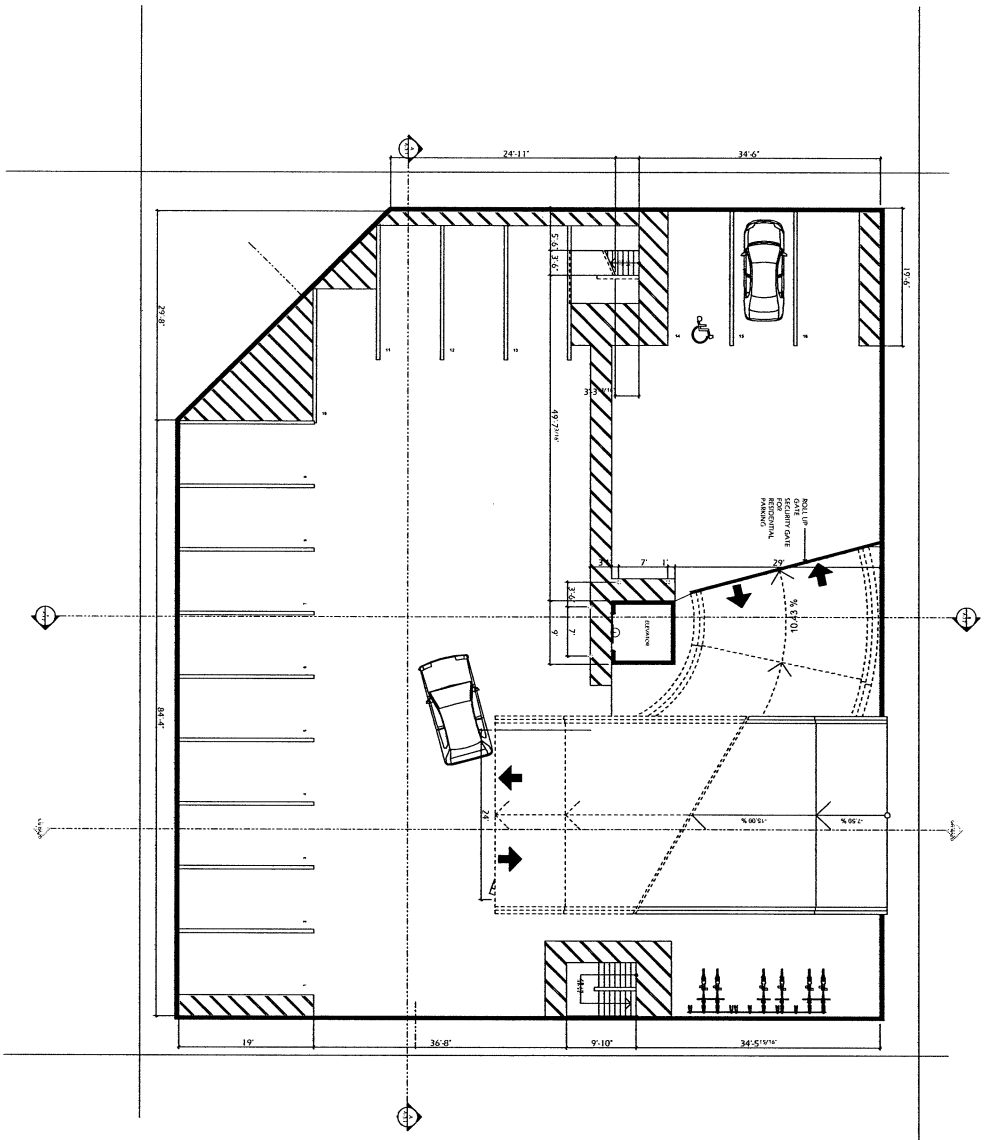
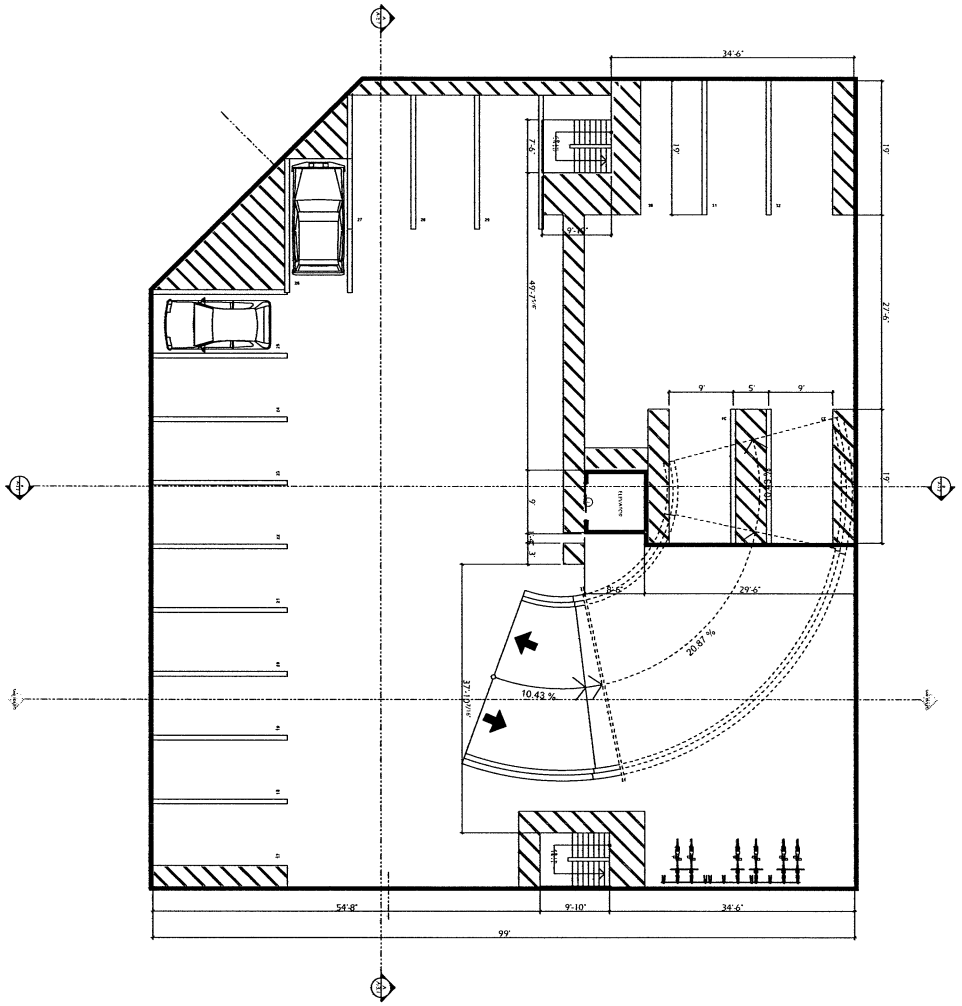
ATTACHMENT NO. 9.37

Sheet Number: A-1.5	Drawn: E.M. N.R.	Date: JUNE/10/08	ROOF DECK PLAN	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions: By:



ATTACHMENT NO. 9.38

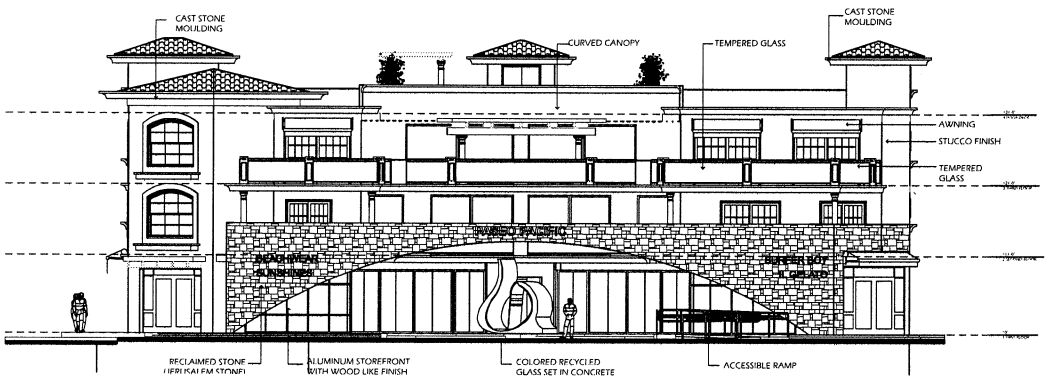
Sheet number: A-1.6	Drawn: E.M.	Date: JUNE/2008	FIRST SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648		Otis Architecture Inc. 16871 Sea Witch Lane Huntington Beach, CA 92649 (714) 846-0177 ph (714) 846-2817 fax www.otisarchitecture.com	Revisions



ATTACHMENT NO. 9.39

Sheet Number A-1.7	EM	JUNE/2008	SECOND SUBFLOOR	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648			Otis Architecture Inc. 16871 Sea Witch Lane Huntington Beach, CA 92649 (714) 846-6177 ph (714) 846-2817 fax www.otisarchitecture.com				

ATTACHMENT NO. 9



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	By

OTIS ARCHITECTURE INC.
16871 Sea Witch Lane
Huntington Beach, CA. 92649
(714) 846-0177 ph (714) 846-2817 fax
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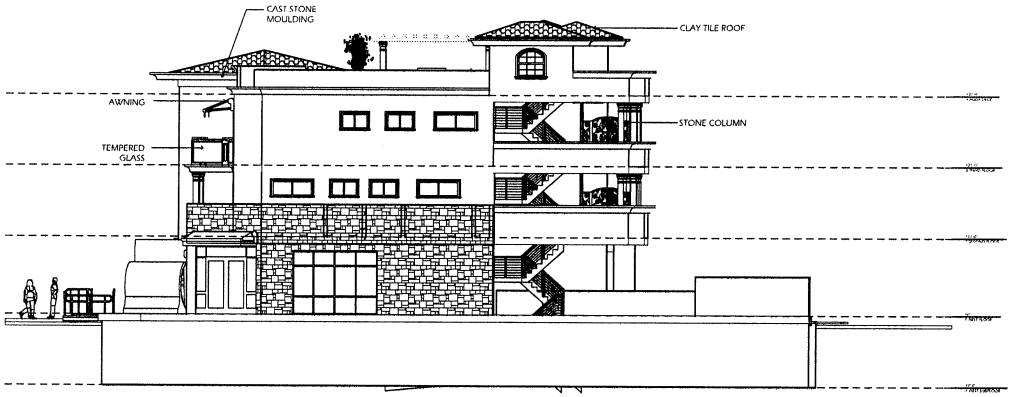
PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

ELEVATIONS

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: **A-2.1**
Total sheet count:

ATTACHMENT NO. 4



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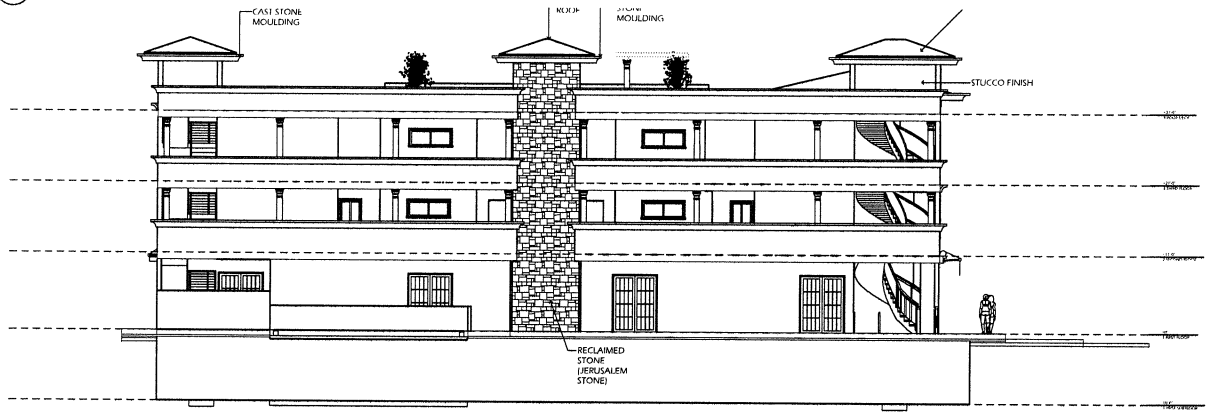

2 Sect Bldg D
SCALE: 1/8" = 1'-0"

Revisions	By

OTIS ARCHITECTURE INC.
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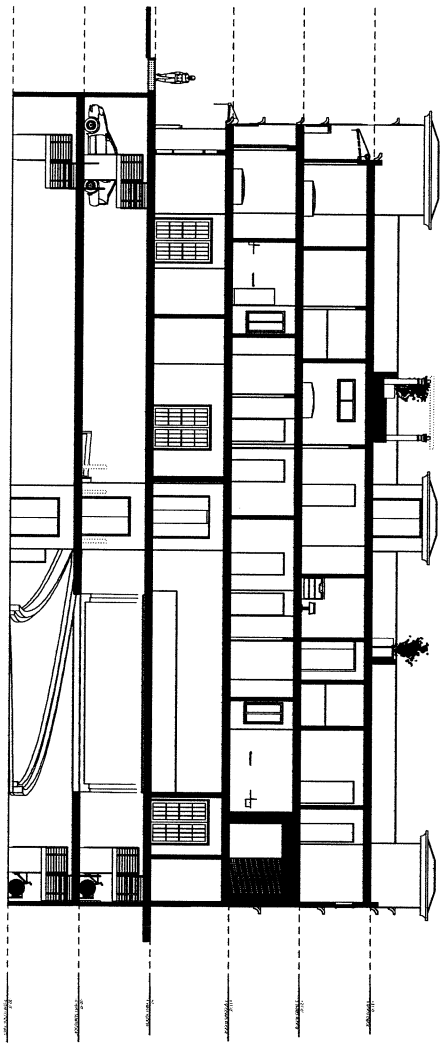
PACIFIC VIEW
612-620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA. 92648

ELEVATIONS

Date: JUNE/10/08
Project Architect: K.Otis
Drawn: E.M. N.R.
Sheet Number: **A-2.2**
Total sheet count:

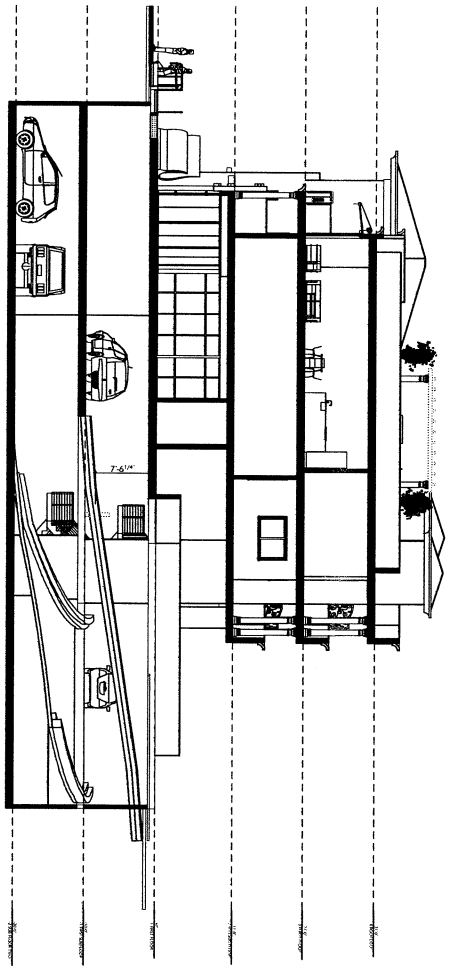
SECTION-B

SCALE: 1/8" = 1'-0"



SECTION-A

SCALE: 1/8" = 1'-0"



ATTACHMENT NO. 9.42

Sheet Number: A-3.1	Date: JUNE/10/08	SECTIONS	PACIFIC VIEW 612-620 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA. 92648	OTIS ARCHITECTURE INC. 16871 Sea Witch Lane Huntington Beach, CA. 92649 (714) 846-0177 ph (714) 846-2337 fax www.otisarchitecture.com	Revisions
Total sheet count:	Project Manager: K.Otis				
	Drawn: E.M. N.R.				

Narrative for 612-620 Pacific Coast Highway
PACIFIC VIEW

We are submitting a proposal for a mixed use project at the corner of 7th Street and Pacific Coast Highway in Downtown Huntington Beach.

The following entitlements are required:
Coastal Development Permit
Conditional Use Permit
Special Permits regarding setbacks

The proposed project is for two levels of underground parking, street level retail of 4,365 sf., four second floor residential units totaling 4,157 sf., three third floor residential units totaling 4,229 sf, and a common roof deck totaling 1,985 sf.

The stone arch is to be built of reclaimed Jerusalem stone. It gives the sense of an "old world frame" through which we see the building. The "plaza" has a piazza pattern reminiscent of Michelangelo's Piazza del Campidoglio, and will be made of recycled glass (from traffic lights, etc.) set into colored concrete. The fountain is an interactive "water play" with water that pops up. On the sidewalk side, the fountain serves as a public bench at sitting height. Sloping green lawns provide a buffer to the sidewalk and mimic the green belt on Pacific Coast Highway at the ocean side.

Landscaping is incorporated into the building design with a planter built into the stone arch and at planters between residential units on the PCH façade. The rear of the project proposes planters that extend along the entire length of the building at all levels to create cascading landscaping that softens the façade towards the residential neighborhood behind the project.

The architecture incorporates a Mediterranean design with a clay tile roof, stone columns, cast stone cornices and detailing, trellises, wood-like doors and windows, fabric awnings with wrought iron detailing, and reclaimed stone.

The goal of the design is to use green materials in a creative and aesthetic way while also adding to the public's enjoyment of the space. The proposed project provides a European plaza-like setting that enhances the experience of strolling downtown.

16871 SEA WITCH LANE HUNTINGTON BEACH CALIFORNIA 92649 TEL: 714 846 0177 FAX: 714 846 2817 EMAIL: OTISARCH@AOL.COM

41 Parking stalls are required, and 41 provided.
FAR of 1:1 is provided.
Common and Private Open Space is provided.

Given the project's enhanced architectural design, the use of "green" materials, and the plaza the project provides for the community at Downtown Huntington Beach, we are requesting a "Special Permit" with a reduction in the following setbacks:
Front setback of 15' in lieu of the required 25'
7th street setback of 10' in lieu of the required 15'
Interior side setback of 5' in lieu of the required 7'.

soil PACIFIC Inc.

Geotechnical and Environmental Services

Revised On: July 10, 2008
Project No. A-2743-04

Michael Younessi
Managing Member
Alea Investments, LLC.
16882 Bolsa Chica Street, #105
Huntington Beach, CA 92649

SUBJECT: Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

Dear Sir;

Pursuant to your authorization, we are pleased to submit our report for the subject project. Our evaluation was conducted in July 2004. This evaluation consists of field exploration; sub-surface soil sampling; laboratory testing; engineering evaluation and preparation of the following report containing a summary of our conclusions and recommendations.

The opportunity to be of service is appreciated. Should any questions arise pertaining to any portion of this report, please contact this firm in writing for further clarification.

Very truly,

Soil Pacific Inc.

REGISTERED PROFESSIONAL ENGINEER
ABNISH CHANDRA AMAR
No. c 28906
exp. 03.31.09
STATE OF CALIFORNIA

Dr. Yones Kabir
President

Abnish Amar, Ph.D.
RCE 28906

675 N. Eckhoff, Suite A, Orange, CA 92868 O (714) 879-1203 OFax (714) 879-4812

ATTACHMENT NO. 9.45

Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

Prepared For:

Michael Younessi
Managing Member
Alea Investments, LLC.
16882 Bolsa Chica Street, #105
Huntington Beach, CA 92649

Prepared by:

SOIL PACIFIC INC.
675 N. ECKHOFF STREET, SUITE A
ORANGE, CALIFORNIA 92868
Tel. (714) 879 1203

Revised On: July 10, 2008
Project No. A-2743-04

ATTACHMENT NO. 9,46

Table of Contents
Section 1.0
Preliminary Soils Evaluation

Section 2.0
Conclusions

Section 3.0
Recommendations

Illustrations
Appendix A
Field Exploration

Appendix B
Laboratory Testing

Appendix C
References

Appendix D
General Earthwork & Grading Specifications

ATTACHMENT NO. 9.47

Geotechnical Engineering Report
Proposed Commercial/Residential Mixed Use Building Complex
612-620 Pacific Coast Hwy (PCH 1), Huntington Beach, California

LIMITATIONS

Between exploratory excavations and/or field testing locations, all subsurface deposits, consequent of their anisotropic and heterogeneous characteristics, can and will vary in many important geotechnical properties. The results presented herein are based on the information in part furnished by others and as generated by this firm, and represent our best interpretation of that data benefiting from a combination of our earthwork related construction experience, as well as our overall geotechnical knowledge. Hence, the conclusions and recommendations expressed herein are our professional opinions about pertinent project geotechnical parameters which influence the understood site use; therefore, no other warranty is offered or implied.

All the findings are subject to field modification as more subsurface exposures become available for evaluations. Before providing bids, contractors shall make thorough explorations and findings. Soil Pacific Inc., is not responsible for any financial gains or losses accrued by persons/firms or third party from this project.

In the event the contents of this report are not clearly understood, due in part to the usage of technical terms or wording, please contact the undersigned in writing for clarification.

SECTION 1.0
PRELIMINARY EVALUATION

1.1 Site Description

The area covered by our investigation consists of a property located at 612-620 Pacific Cost Hwy (PCH 1), Huntington Beach, California. The site is rectangular in shape and vacant, unpaved at the time of field exploration. The subject property is flat in general having access from Pacific Coast Hwy (PCH 1). The northern and southern property boundaries are surrounded by a mixed used commercial and residential buildings. Site sheet flow is toward the south, south west.

1.2 Planned Land Use

It is understood that the proposed development will consist of construction of mixed use of commercial and residential building complex with a two-story subterranean parking structure.

1.3 Field Exploration

Subsurface conditions were explored by excavating three auger borings ranging between 20-55 feet below existing grade. Based on this evaluation the site is mostly underlain by fine to medium grained silty sand, sand interbedded with some silty layers. Boring locations and depths was determined by a combination of factors: accessibility, validity of information, and depth and extent of the encountered materials. The approximate locations of the auger borings are shown on the attached plot plan, Figure A-1-1.

1.4 Laboratory Testing

1.4.1. Classification

Soils were classified visually according to the Unified Soil Classification System. Moisture content and dry density determinations were made for the samples taken at various depths in the exploratory excavations. Results of moisture-density and dry-density determinations, together with classifications, are shown on the boring logs, Appendix A.

1.4.2 Expansion

An expansion index test was performed on a representative sample in accordance with the Uniform Building Code Standard No.UBC 29- 2. A relatively medium expansion potential (EI=24) is anticipated for the encountered soils at the proposed sub-grade elevation.

1.4.3 Direct Shear

Shear strength tests were performed in a Direct Shear Machine of the strain control type. The rate of deformation is approximately 0.0050 inches per minute. Shearing occurred under a variety of normal loads in order to determine the residual shear strength parameters. The tests were performed on remolded samples that were sheared in an artificially saturated condition. The test results are presented in Appendix B.

Figure 1. Aerial photo, by USGS.

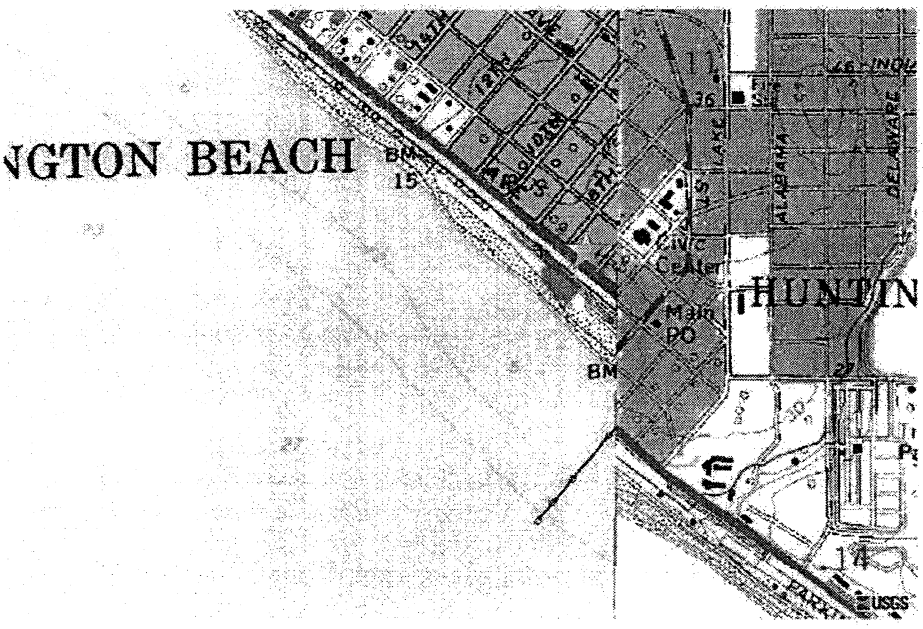


Figure 2. Site topographic map, by USGS

ATTACHMENT NO. 9.50

Section 2.0
Conclusions

The proposed construction is considered feasible from a soils engineering standpoint. All earth work should be performed in accordance with applicable engineering recommendations presented herein or applicable Agency Codes, whichever are the most stringent.

2. 1 Earth Materials

Subsurface materials encountered during the exploration program included light brown, gray to olive, fine to coarse grained silty sand, and coarse grained sand with some silty layers. The top soil/fill mantel appears to have been driven from on-site sources. Topsoil/ fill soils thicknesses vary between 2-3 feet.

2.2 Foundations

Conventional footings founded in an approved fill soils or native competent materials will be used to support the proposed structure.

2.3 Bearing Materials

The surficial soils are disturbed. Such materials are not considered a suitable material from a geotechnical standpoint (shallow soils up to -3 feet). Encountered soils at deeper elevations are considered quite adequate from a soil engineering standpoint.

2.4 Groundwater

During our investigation, ground water was encountered at -15 feet below grade. The depth of ground water may fluctuate depending upon the time and period of the year.

2.5 Chemical Contents

Chemical testing for detection of hydrocarbon or other potential contamination is beyond the scope of this report.

2.6 Liquefaction Study

The computed liquefaction analysis indicated a safety of factor equal to or higher than 1.0 for the site. The differential soil settlement due to seismically induced ground shaking will be in the order of 0.8 inch. The differential settlement can be considered by the project structural engineer in design of the proposed building.

Section subterranean
Recommendations

Based on our exploration, and experience with similar projects, the proposed construction is considered feasible from a soil engineering standpoint providing the following recommendations are made a part of the plans and are implemented during construction.

3.1 Clearing and Site Preparation

Based on review of draft architectural plans, the proposed building is composed of mixed commercial residential building complex with two story of subterranean parking lot . The preliminary plan indicated that the depth of proposed excavation to construct the parking structure will be in the order of 18 feet below existing garde. The perched water is anticipated at 15 feet or shallower, then the following recommendations is necessary to implemented for de-watering of sub-base water.

The sub-slab soils will be removed to a minimum of 24 inches below the slab elevation. The removed soils will be backfilled with 3/4 single size gravel. 4 inches heavy PVC perforated pipes wrapped in geo-fabric will be placed at every 4 feet. The pipes will be connected to a s12 inches solid pipe or set of 6 inches pipes and will be conveyed to a sump having a minimum of 100 gallon per minute capacity. The pumps will have an automatic switch to de-water the sump during the storm tide condition. The sump pump should be maintained by all the time by a qualified person.

The following recommendations may be useful if any grading anticipated.

1. The areas to receive compacted fill should be stripped of all vegetation, construction debris if there is any, non engineered fill, left in place inadequate and incompetent material up to approved soils. If soft spots are encountered, project soil engineer will evaluate the site conditions and will provide necessary recommendations.

2. The exposed grade should then be overexcavated to approved earth materials (estimated to -3 feet below the existing grade). The excavated area should be scarified to a minimum of 8 inches, adjusted to optimum moisture content, and reworked to achieve a minimum of 90 percent relative compaction.

3. Compacted fill should have a minimum of 1.5 feet depth below proposed footing and extend at least 5 feet beyond all perimeter footings or to a distance equal to the depth of the certified compacted fill, whichever is the greatest.

4. Compacted fill, consisting of on-site soil shall be placed in lifts not exceeding 6 inches in uncompacted thickness. The excavated onsite materials are considered satisfactory for reuse in the fill if the moisture content is near optimum. All organic material and construction debris should be removed and shall be segregated. Any imported fill should be observed, tested, and approved by the soils engineer prior to use as fill. Rocks larger than 6 inches in diameter should not be used in the fill.

5. The fill should be compacted to at least 90 percent of the maximum dry density for the material. The maximum density should be determined by ASTM Test Designation D 1557-00.

6. Field observation, and compaction testing should be performed by a representative of Soil Pacific Inc. during the grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compaction effort should be made with adjustment of the moisture content, as necessary, until a minimum of 90 percent relative compaction is obtained.

3.2 Foundations

The following recommendations may be used in preparation of the design and construction of the foundation system.

3.2.1 Bearing Value

The allowable bearing value for conventional footings, of residential building having a minimum width of 15 inches and a minimum embedment of 24 inches below the lowest adjacent grade in approved compacted engineered fill materials, should not exceed 1800 pounds per square foot. This value may be increased by one-third for short duration (wind or seismic) loading.

3.2.2 Isolated Square Pad Footings

The proposed structure can be adequately supported by shallow spread footing and isolated footings. The minimum embedment for individual pad footings should be 24 inches below the lowest adjacent grade. Allowable bearing value is 1800 psf increased by 200 psf for each additional depth of 12 inches and each additional width of 12 inches to a maximum of 4000 psf. The bearing value may be increased by 1/3 when considering short duration seismic or wind loads.

3.2.3 Foundation Settlement

Based upon anticipated structural loads, the maximum total settlement for the proposed foundation is not expected to exceed 1 inch at design load. Differential settlement between adjacent footings and lateral displacement of lateral resisting elements should not exceed ½ inch.

3.2.4 Concrete Type

Based on experience with similar projects in the area Type V concrete can be used.

3.2.5 Excavation

The excavations are anticipated to be up to 18 feet in vertical height. The excavations are expected to expose the native soils. The existing native soils when are damp or wet , are suitable for vertical excavations up to five feet where not surcharged by adjacent traffic or structures.

All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavation nor to flow towards it. A representative from our office should be present during the process of slot cutting and/or compaction.

3.2.6 Shoring Piles/I beam

For shoring purposes, drilled cast-in-place soldier piles or I beams should be placed at 8 feet on center around all side of the proposed excavation area to construct the subterranean parking . The minimum diameter of the piles is 18 inches. For design purposes, an allowable passive value for the soils below the bottom plane of excavation, may be assumed to be 500 pounds per square foot per foot of depth, up to a maximum of 3,000 pounds per square foot. The corner of the shoring walls will be braced to minimize the deflection of the shoring wall. Maximum allowable deflection of the piles will be .5 inch.

The frictional resistance between the soldier piles and retained soil may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.3, based on uniform contact between the concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. Pile or I beams should have a minimum of 15 feet embedment into the ground below the lowest excavation grade. For temporary shoring design purposes the computed active pressure will be 40 pcf.

3.2.8 Lagging

Lagging between soldier piles could be omitted within the cohesive soils. In the less cohesive soils, such as the sands and gravels, lagging would be necessary. It is recommended that the exposed soils be observed by the soils engineer to verify the cohesive nature of the soils and the area where lagging may be omitted.

Soldier piles and anchors should be designed for the full anticipated pressures. Due to arching in the soils, the pressure on the lagging will be somewhat less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot.

Water should not be allowed to pond on top of the excavation nor to flow towards it. A representative from our office should be present during the process of slot cutting and/or compaction.

Upon drilling and cast in place concrete pour, the proposed excavation can be achieved. The piles can be placed within the property lines at the east and west portions along the cast in place shoring piles. The distance between the shoring devices (piles) and proposed basement walls will be enough to install the backdrain and/or water proofing system.

3.3 Utility Trench Backfill

Utility trenches backfill should be placed in accordance with Appendix D. It is the owners and contractors responsibility to inform subcontractors of these requirements and to notify Soil Pacific when backfill placement is to begin.

3.4 Seismic Design and Construction

Construction should be in conformance with seismic design parameters of the latest edition of Uniform Building Code (U.B.C.). Based on our review of the general geology map of the project site the project soil profile type is defined as Sd. Please refer to the Appendix C for closest faults and other related seismic design parameters.

3.5 Surface and Sub-surface Drainage Provisions

Proper surface drainage gradients are helpful in conveying water away from foundations and other improvements. Subsurface drainage provisions are considered essential in order to reduce pore- pressure build-up behind retaining structures. Ponding of water enhances infiltration of water into the local soils, and should not be allowed anywhere on the pad.

Ground water is shallow at the vicinity of the subject project. Proposed subterranean parking structure excavation may expose the ground water during the high tide. Adequate sump pump is necessary shall be designed by the civil engineer of the project to accommodate the subterranean parking lot excessive water infiltration, if the elevation of the slab-on-grade is expected below 13 feet from existing grade. The

structural engineer will consider the buoyancy pressure, in case the proposed two-story subterranean parking exposes the groundwater level.

3.7 Conventional Retaining Wall

For preliminary design, the following guidelines are presented for structural wall design consideration.

1) Where a free standing structure is proposed, a minimum equivalent fluid pressure, for lateral soil loads, of 65 pounds per cubic foot may be used for design for onsite non expansive granular soils conditions and level backfill (10:1 or less). If the wall is restrained against free movement (= +/- 1 % of wall height) then the wall should be designed for lateral soil loads approaching the at-rest condition. Thus, for restrained conditions, the above value should be increased by 30 pounds per cubic foot. In addition, all retaining structures should include the appropriate allowances for any anticipated surcharge loads.

2) An allowable soil bearing pressure of 1800 lbs. per square foot may be used in design for footings imbedded a minimum of 24 inches below the lowest adjacent competent grade.

3) A friction coefficient of 0.30 between concrete and natural or compacted soil and a passive bearing value of 400 lbs. per square foot per foot of depth may be employed to resist lateral loads.

Free-draining material consisting of at least 1 cubic foot of 3/4-inch crushed rock/ gravel should be utilized around pipe drains. If an open space greater than 1 foot exists between the back of the wall and the soil face, gravel backfill should be compacted by vibration. An impervious soil cap should be provided at the top of the wall backfill to prevent infiltration of surface waters into the backdrain system. The cap may be a combination of concrete and/or compacted fine grained soils. The compacted backfill soil cap should be at least 1 foot thick when used in conjunction with a concrete slab type cap and at least 2 feet thick when used exclusively.

3.8 Utility Trench Backfill

Utility trenches backfill should be placed in accordance with Appendix D. It is the owners and contractors responsibility to inform subcontractors of these requirements and to notify Soil Pacific when backfill placement is to begin.

3.9 Concrete Slab

Slab areas that are to be carpeted or tiled, or where the intrusion of moisture is objectionable, should be underlain by a moisture barrier consisting of 20 -mil Visqueen, properly protected from the puncture by two inches of sand to and below. In order to control the buoyancy pressure, it is recommended that subterranean parking slab to be designed with a minimum of 6 inches thick and reinforced with No.3 rebar at 18 inches on-center, placed at mid heigh. **Structural slab shall design the structure against the buoyancy pressure.**

3.10 Drainage Control

Patio or driveway subgrade soil should be compacted to a minimum of 90 percent to a depth of 18 inches. All run-off should be gathered in gutters and conducted, off site in a non-erosive manner. Planters located adjacent to footings should be sealed, and leach water intercepted.

3.11 Observation and Testing

It is recommended that **Soil Pacific Inc.** be present to observe and test during the following stages of construction:

❒ Site grading to confirm proper removal of unsuitable materials and to observe and test the placement of fill.

❒ Inspection of all foundation excavations prior to placement of steel or concrete.

❒ During the placement of retaining wall subdrain and backfill materials.

❒ Inspection of all slab-on-grade areas prior to placement of sand, Visqueen.

❒ After trenches have been properly backfilled and compacted.

❒ When any unusual conditions are encountered./.

APPENDIX A

Field Exploration

Log of Sub-surface Exploration

Std. Pen	Drive Wt:	USCS Letter	Equipment Type: CME		Boring # B-1
Bulk/Bag	Drop:	Graphic	Diameter: 8"	Logged by: Y.K.	Date:7-26-04
Ring	SP	Laboratory	Depth: 55 feet	G.water: - feet	Backfilled:Y
Elev. (feet)	N	Moisture / Dry Reading	Description of Earth Materials		

Elev. (feet)	N		Description of Earth Materials
		SM	Light brown, silty sand/sandy silt with some organic materials and construction debris, damp, top soils..
5	11/11/12	SM	Light brown, silty sand/sandy silt fine grained, damp. Native.
10	4/7/16	SM	Gray sandy silt/silty sand fine grained damp, Moderatly dense, native.
15	15/19/25	SG	Gray, fine grained, silty sand with , saturated, moderatly dense.
20	15/19/27	SP	Light brown, silty sand, fine grained, moist and dense.
25	16/23/25	SP	Light brown, fine to medium grained silty sand, moist, dense.
30	16/25/30	SG	Light gray, light brown medium to coarse grained sand with some silt, moist, dense.
35	15/17/24	SG	Light brown, olive, medium grained sand with some silt, moist, dense.
40	10/15/25	SM	Gray coarse grained sand with trace of silt, saturated, dense.

Log depicts conditions at the time and location drilled.

Soil Pacific Inc.

Geotechnical and Environmental Services

Project Name:612-620 Pacific Coast Hwy, Huntington Beach

Project Number: A-2743-04

Report Date: | Figure:

ATTACHMENT NO. 9.58

Log of Sub-surface Exploration

Std. Pen	Drive Wt:	USCS Letter	Equipment Type: CME 55		Boring # B-1
Bulk/Bag	Drop:	Graphic	Diameter: 8"	Logged by: Y.K.	Date:7-23-04
Ring	Laboratory		Depth: 55 feet	G.water: - feet	Backfilled:Y

Elev. (feet)	N	Moisture	Dry Reading		Description of Earth Materials
	17/17/22			SP	
50	10/18/28			SP	Light brown coarse grained sand with traceof silt, saturated.
55	16/18/22			SP	brown, gray medium garined sand, saturated.
					End of sub-surface exploration 55 feet. Groundwater observed. at 15 feet below grade.

Log depicts conditions at the time and location drilled.

Soil Pacific Inc.

Geotechnical and Environmental Services

Project Name: 612-620 Pacific Coast Hwy, Huntington Beach

Project Number: A-2743-04

Report Date:7-26-04 | Figure:

ATTACHMENT NO. 9.59

Log of Sub-surface Exploration

B-2

Std. Pen	Drive Wt:	USCS Letter	Equipment Type: CME		Boring # B-2
Bulk/Bag	Drop:	Graphic	Diameter: 8"	Logged by: Y.K.	Date:7-26-04
Ring	SP	Laboratory	Depth: 20 feet	G.water: - feet	Backfilled:Y

Elev. (feet)	N	Moisture	Dry Reading		Description of Earth Materials
				SM	Light brown, silty sand/sandy silt with some organic materials and construction debris, damp, top soils..
	16/16/24			SM	Light brown, silty sand/sandy silt fine grained, damp. Native.
5					
	10/15/20			SM	Gray sandy silt/silty sand fine grained damp, moderatly dense, native.
10					
	19/21/22			SG	Gray, fine grained, silty sand with , saturated, moderatly dense.
15					
	10/10/20			SP	Light brown, silty sand, fine grained, moist and dense.
20					
25					End of sub-surface exploration 20 feet. Groundwater was observed at -15 feet.
30					
35					
40					

Log depicts conditions at the time and location drilled.

Soil Pacific Inc.	Project Name:612-620 Pacific Coast Hwy, Huntington Beach	
Geotechnical and Environmental Services	Project Number: A-2743-04	
	Report Date:	Figure:

ATTACHMENT NO. 9.60

Log of Sub-surface Exploration B-3

Std. Pen / Bulk/Bag / Ring	Drive Wt: / Drop: / SP / N	USCS Letter / Graphic	Laboratory: Moisture / Dry Reading	Elev. (feet)	Description of Earth Materials
		SM		0	Light brown, silty sand/sandy silt with some organic materials and construction debris, damp, top soils..
	19/20/29	SM		5	Light brown, silty sand/sandy silt fine grained, damp. Native.
	10/12/13	SM		10	Gray sandy silt/silty sand fine grained damp, moderatly dense, native.
	11/13/15	SG		15	Gray, fine grained, silty sand with , saturated, moderatly dense.
	26/50	SP		20	Light brown, silty sand, fine grained, moist and dense.
				25	End of sub-surface exploration 20 feet. Groundwater was observed at -15 feet.
				30	
				35	
				40	

Equipment Type: CME | Boring # B-3
Diameter: 8" | Logged by: Y.K. | Date:7-26-04
Depth: 20 feet | G.water: - feet | Backfilled:Y

Log depicts conditions at the time and location drilled.

Soil Pacific Inc.
Geotechnical and Environmental Services

Project Name:612-620 Pacific Coast Hwy, Huntington Beach
Project Number: A-2743-04
Report Date: | Figure:

ATTACHMENT NO. 9.61

APPENDIX B

Laboratory

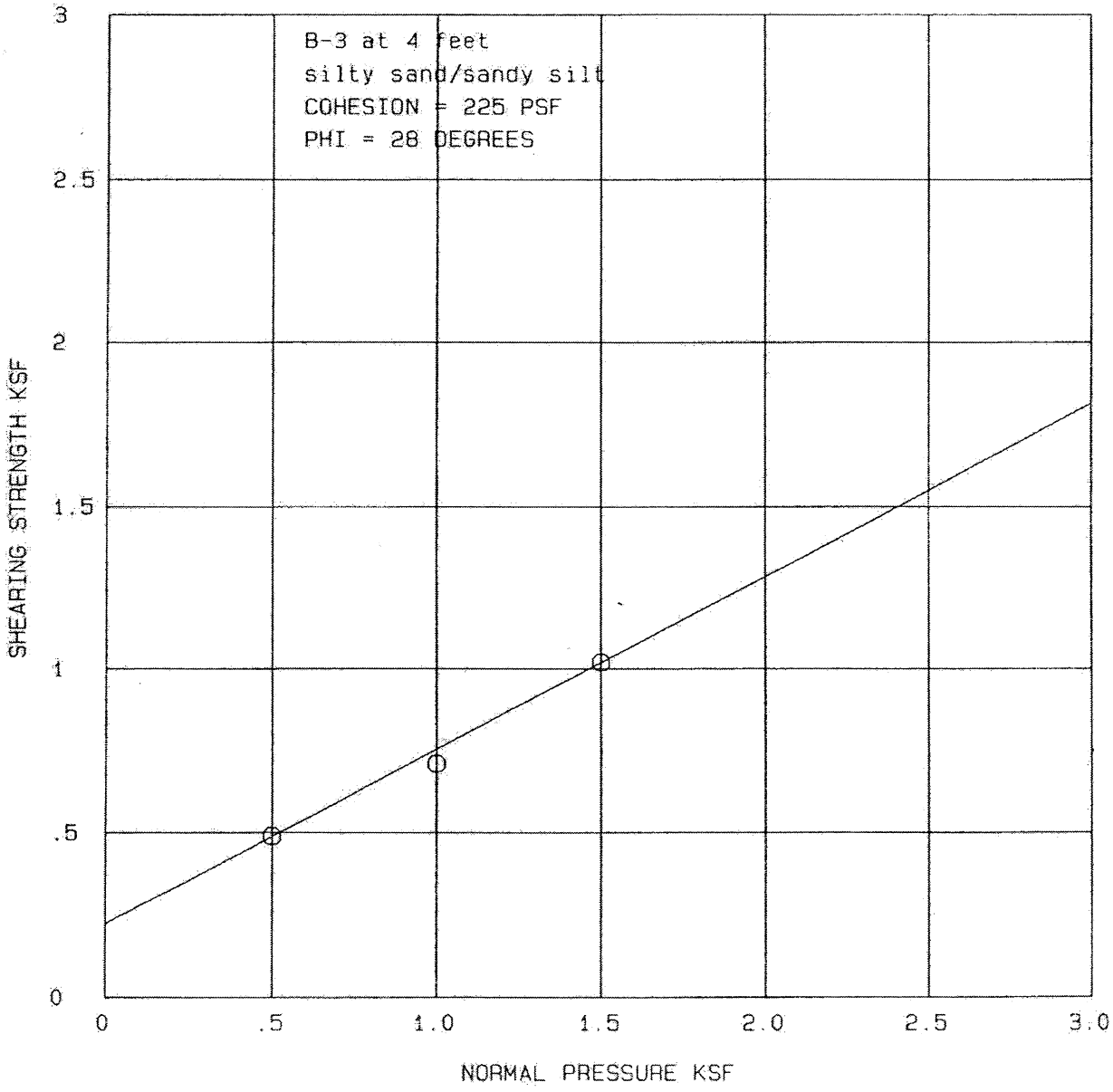
ATTACHMENT NO. 9

APPENDIX

SHEAR TEST DIAGRAM

J.O. A-2743-04

DATE 7-30-04



PLATE

ATTACHMENT NO. 9.63

APPENDIX

BEARING VALUE ANALYSIS

J.O. A-2743-04 DATE 7-30-04

COHESION = 225 PSF GAMA = 120 PCF PHI = 28 DEGREES

DEPTH OF FOOTING = 1.5 FEET

BREADTH OF FOOTING = 1.25 FEET

FOOTING TYPE = CONTINUOUS

BEARING CAPACITY FACTORS

Nc = 25.8 Nq = 14.7 Ng = 13.2

FOOTING COEFFICIENTS

K1 = 1 K2 = .5

REFERENCE: TERZAGHI & PECK; 1967; 'SOIL MECHANICS IN ENGINEERING PRACTICE'; PAGES 217 TO 225.

FORMULA

ULTIMATE BEARING = (K1 * Nc * C) + (K2 * GA * Ng * B) + (Nq * GA * D) = 9446

ALLOWABLE BEARING = $\frac{\text{ULTIMATE BEARING}}{3}$ = 3148.7

THE ALLOWABLE BEARING VALUE SHOULD NOT EXCEED 3148.7 PSF. DESIGN SHOULD CONSIDER EXPANSION INDEX.

PLATE

ATTACHMENT NO. 9.64

APPENDIX

BEARING VALUE ANALYSIS

J.O. A-2743-04 DATE 7-30-04

COHESION = 225 PSF GAMA = 125 PCF PHI = 28 DEGREES

DEPTH OF FOOTING = 2 FEET

BREADTH OF FOOTING = 2 FEET

FOOTING TYPE = SQUARE

BEARING CAPACITY FACTORS

Nc = 25.8 Nq = 14.7 Ng = 13.2

FOOTING COEFFICIENTS

K1 = 1.2 K2 = .4

REFERENCE: TERZAGHI & PECK, 1967, 'SOIL MECHANICS IN ENGINEERING PRACTICE', PAGES 217 TO 225.

FORMULA

ULTIMATE BEARING = (K1 * Nc * C) + (K2 * GA * Ng * B) + (Nq * GA * D) = 11967.6

ALLOWABLE BEARING = ULTIMATE BEARING / 3 = 3989.3

THE ALLOWABLE BEARING VALUE SHOULD NOT EXCEED 3989.3 PSF. DESIGN SHOULD CONSIDER EXPANSION INDEX.

PLATE

ATTACHMENT NO. 9.65

APPENDIX

TEMPORARY BACKCUT STABILITY

J.O. A-2743-04 DATE 7-30-04

COHESION = 225 PSF GAMA = 125 PCF PHI = 28 DEGREES

CUT HEIGHT = 5 FEET

SOIL TYPE = Siltysand/sandy silt

BACKFILL ASSUMED TO BE LEVEL

PORE PRESSURE NOT CONSIDERED

FORMULA

$$\text{SAFETY FACTOR} = \frac{(C * L) + (GA * AREA * \cos(Z) * \tan(PHI))}{GA * AREA * \sin(Z)} = 1.95$$

$$Z = 45 + (PHI/2)$$

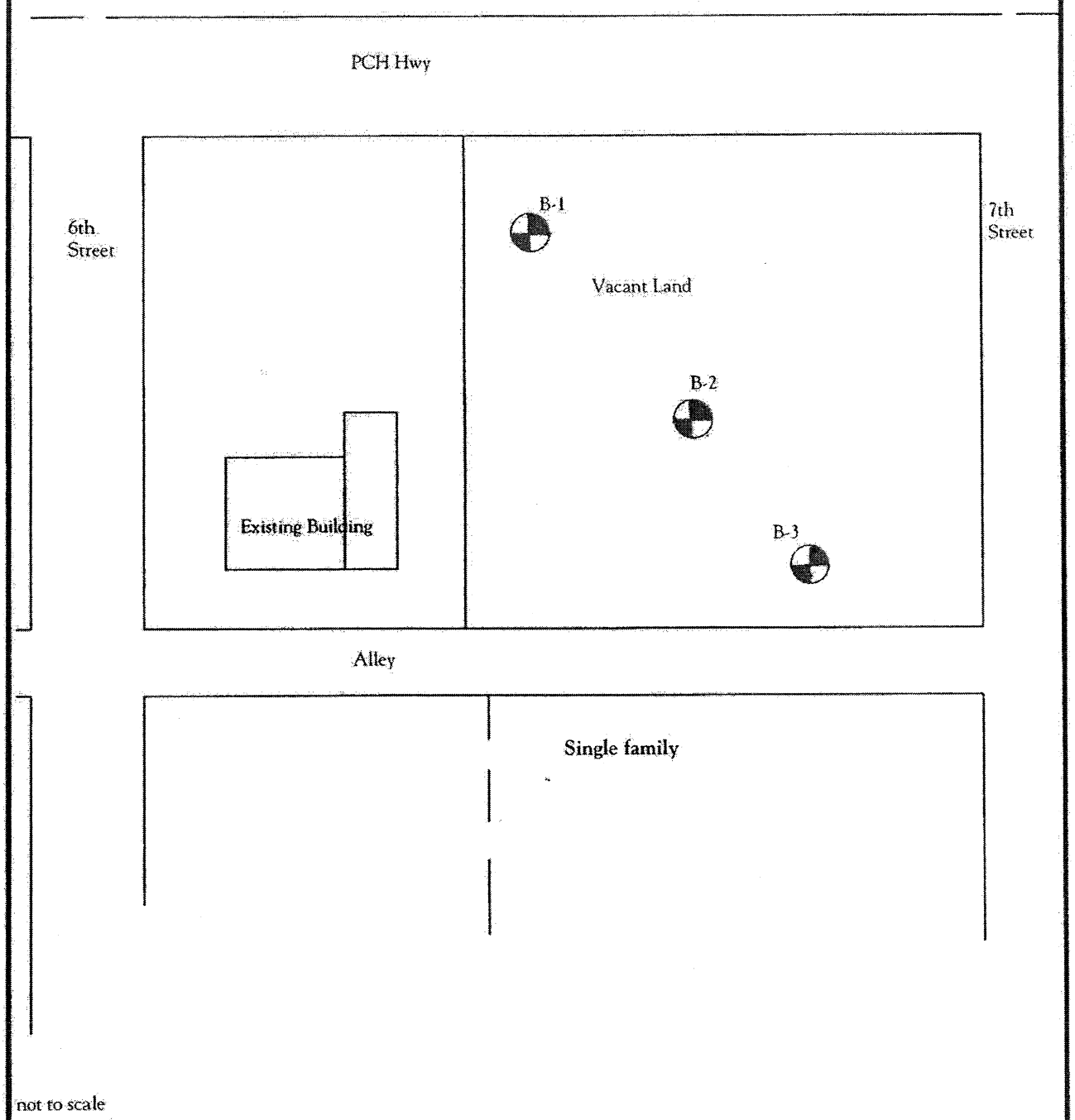
SINCE THE SAFETY FACTOR OF 1.95 IS GREATER THAN THE REQUIRED 1.25, THE TEMPORARY EXCAVATION IS CONSIDERED TO BE STABLE. THIS IS WITH A LEVEL AREA EQUAL TO THE LENGTH OF THE VERTICAL CUT ABOVE THE CUT.

PLATE

ATTACHMENT NO. 9.66

APPENDIX C

References



Approximate Layout Plan, 612-620 PCH Hwy, Huntington Beach, CA

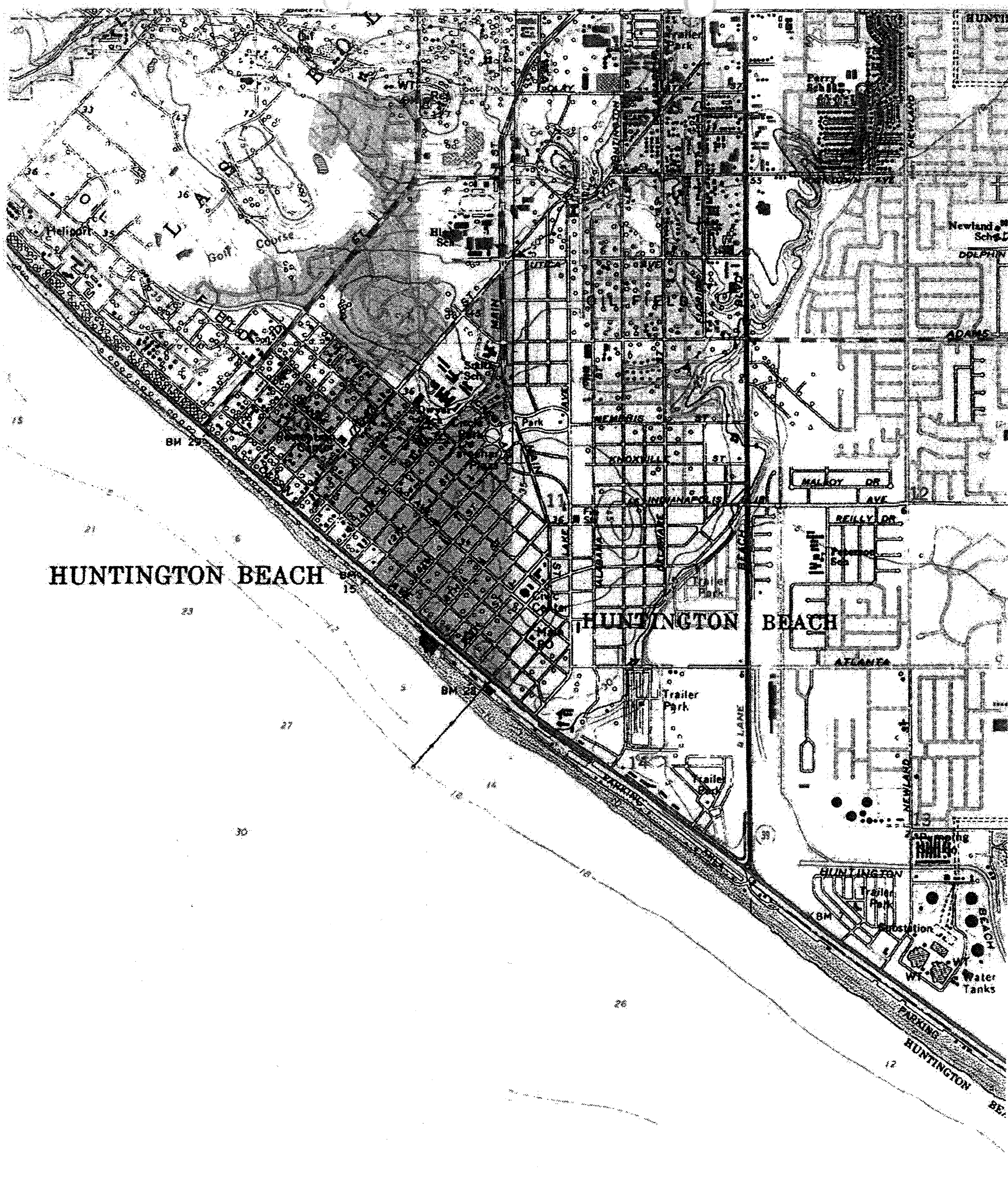
Soil PACIFIC Inc.

Tel. 714/ 879 1203 Fax. 714/ 879 48 12

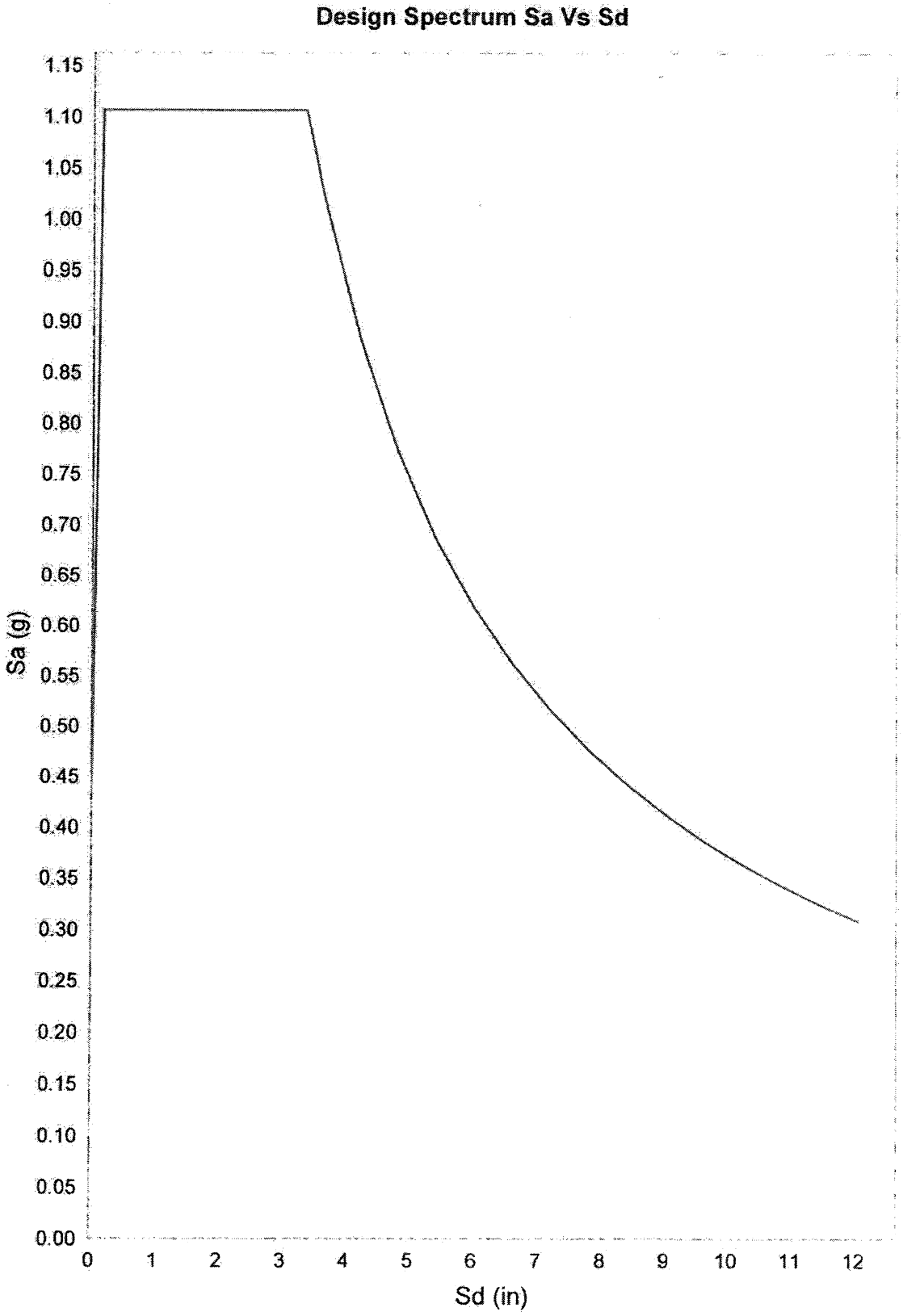
Date: July 2004

Plate No.: A-1-1

ATTACHMENT NO. 9.68



ATTACHMENT NO. 9.69



ATTACHMENT NO. 9.20

Seismic Coefficients and Liquefaction Potential

The following table provides the most recent seismic coefficients and seismic data in accordance with requirements included in the 2007 California Building Code of Regulations

ITEM	VALUE	REFERENCE
Site Longitude (Decimal-degrees)	-118.003	Google Earth
Site Latitude (Decimal-degrees)	33.658	Google Earth
Site Class	D	Table 1613.5.2
Seismic Design Category	D	2007 CBC Table 1613 (5.6)
Mapped Spectral Response Acceleration-Short Period (0.2 Sec) -S_s	1.660	2007 CBC Figure 1613.5 (3)
Mapped Spectral Response Acceleration-1 Second Period- S_1	0.617	2007 CBC Figure 1613.5 (4)
Short Period Site Coefficient – F_a	1.0	2007 CBC Table 1613.5.3 (1)
Long Period Site Coefficient – F_v	1.5	2007 CBC Table 1613.5.3 (2)
Adjusted Spectral Response Acceleration @ 0.2 Sec. Period (S_{MS})	1.660	2007 CBC Equation 16-37
Adjusted Spectral Response Acceleration @1Sec. Period (S_{M1})	0.926	2007 CBC Equation 16-38
Design Spectral Response Acceleration @ 0.2 Sec. Period (S_{DS})	1.107	2007 CBC Equation 16-39
Design Spectral Response Acceleration @1Sec. Period (S_{D1})	0.617	2007 CBC Equation 16-40

Project Number:A-2743

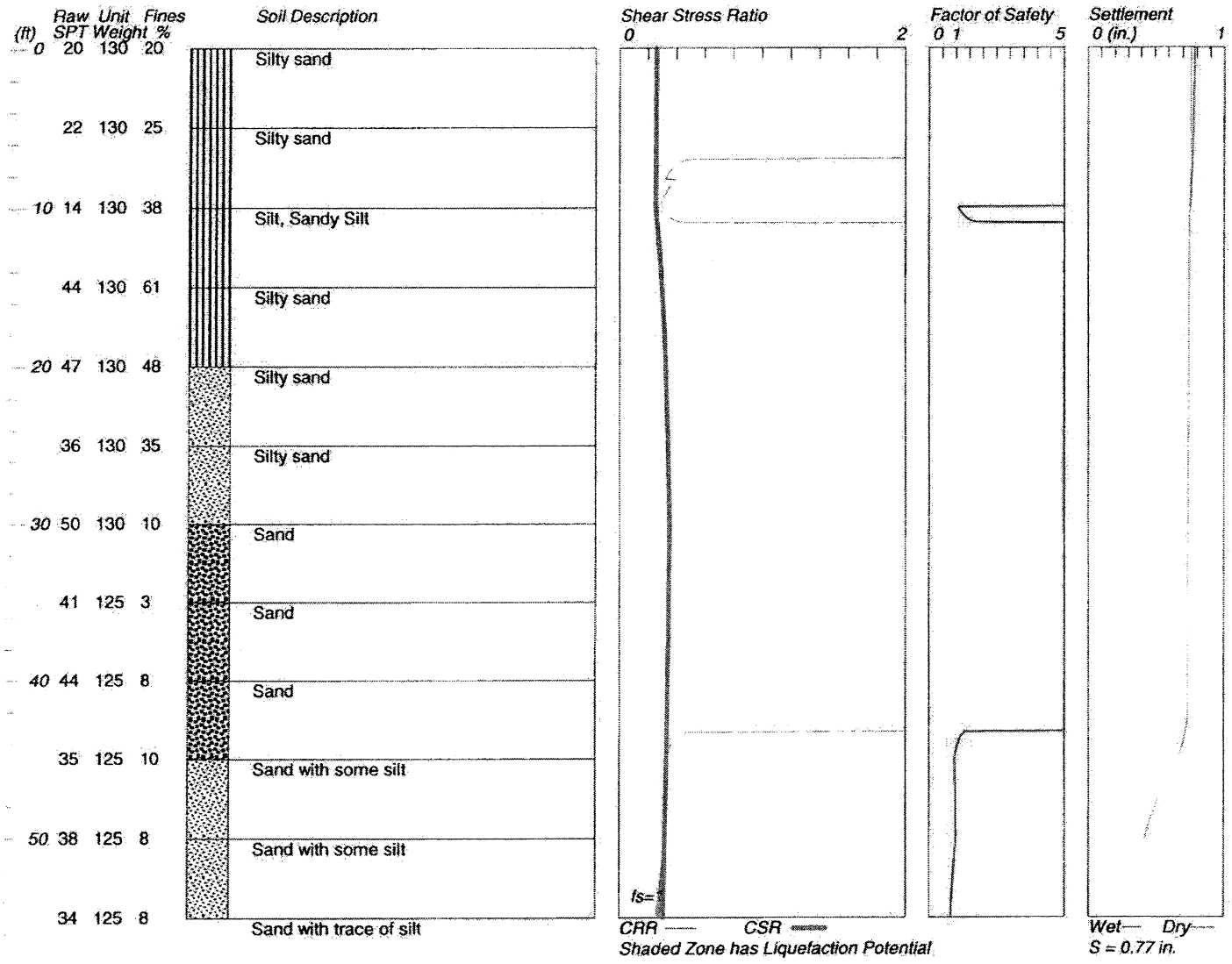
ATTACHMENT NO. 9.3.1

LIQUEFACTION ANALYSIS

612-620 Pacific Coast Hwy, Huntington Beach

Hole No.=B-1 Water Depth=10 ft Surface Elev.=30

Magnitude=7.4
Acceleration=0.4g



Soil Pacific Inc.,

A-2743-04

Plate A-1

ATTACHMENT NO. 9.72

****

LIQUEFACTION ANALYSIS CALCULATION SHEET
Version 4.3

www.civiltech.com
(425) 453-6488 Fax (425) 453-5848

****

Licensed to -, Soil Pacific Inc. 7/30/2004 12:03:26 PM

Input File Name: \\MAIN\SharedDocs\a-2743-04.liq
Title: 512-620 Pacific Coast Hwy, Huntington Beach
Subtitle: A-2743-04

Input Data:

Surface Elev.=30
Hole No.=B-1
Depth of Hole=55.0 ft
Water Table during Earthquake= 10.0 ft
Water Table during In-Situ Testing= 15.0 ft
Max. Acceleration=0.4 g
Earthquake Magnitude=7.4
fs=1, Plot one CSR (fs=1)

Hammer Energy Ratio, Ce=1
Borehole Diameter, Cb=1.05
Sampeling Method, Cs=1
SPT Fines Correction Method: Idriss/Seed (SPT only)
Settlement Analysis Method: Tokimatsu / Seed
Fines Correction for Liquefaction: Idriss/Seed (SPT only)
Fine Correction for Settlement: During Liq. Correction
Average Input Data: Smooth*
* Recommended Options

Depth ft	SPT	Gamma pcf	Fines %
0.0	20.0	130.0	20.0
5.0	22.0	130.0	25.0
10.0	14.0	130.0	38.0
15.0	44.0	130.0	61.0
20.0	47.0	130.0	48.0
25.0	36.0	130.0	35.0
30.0	50.0	130.0	10.0
35.0	41.0	125.0	3.0
40.0	44.0	125.0	8.0
45.0	35.0	125.0	10.0
50.0	38.0	125.0	8.0
55.0	34.0	125.0	8.0

Output Results: (Interval = 5.00 ft)

CSR Calculation:

Depth ft	gamma pcf	sigma tsf	gamma' pcf	sigma' tsf	rd	CSR	fs (user)	CSRfs w/fs
0.00	130.0	0.000	130.0	0.000	1.00	0.26	1.0	0.26
5.00	130.0	0.325	130.0	0.325	0.99	0.26	1.0	0.26
10.00	130.0	0.650	67.6	0.650	0.98	0.25	1.0	0.25
15.00	130.0	0.975	67.6	0.819	0.97	0.30	1.0	0.30
20.00	130.0	1.300	67.6	0.988	0.95	0.33	1.0	0.33
25.00	130.0	1.625	67.6	1.157	0.94	0.34	1.0	0.34
30.00	130.0	1.950	67.6	1.326	0.93	0.36	1.0	0.36
35.00	125.0	2.269	62.6	1.489	0.89	0.35	1.0	0.35
40.00	125.0	2.581	62.6	1.645	0.85	0.35	1.0	0.35
45.00	125.0	2.894	62.6	1.802	0.81	0.34	1.0	0.34
50.00	125.0	3.206	62.6	1.958	0.77	0.33	1.0	0.33
55.00	125.0	3.519	62.6	2.115	0.73	0.31	1.0	0.31

CSR is based on water table at 10.0 during earthquake

CRR Calculation from SPT or BPT data:

Depth ft	SPT	Cebs	Cr	sigma'	Cn	(N1)60	Fines %	d(N1)60	(N1)60f	CRR7.5
0.00	20.00	1.05	0.75	0.000	1.70	32.52	20.0	5.74	32.52	2.00
5.00	22.00	1.05	0.75	0.325	1.70	37.13	25.0	7.68	37.13	2.00
10.00	14.00	1.05	0.85	0.650	1.24	23.60	38.0	8.10	23.60	0.26
15.00	44.00	1.05	0.95	0.975	1.01	58.34	61.0	13.89	58.34	2.00
20.00	47.00	1.05	0.95	1.144	0.93	57.60	48.0	13.77	57.60	2.00
25.00	36.00	1.05	0.95	1.313	0.87	42.61	35.0	11.27	42.61	2.00
30.00	50.00	1.05	1.00	1.482	0.82	44.93	10.0	1.80	44.93	2.00
35.00	41.00	1.05	1.00	1.645	0.78	33.57	3.0	0.00	33.57	2.00
40.00	44.00	1.05	1.00	1.801	0.75	35.16	8.0	0.73	35.16	2.00
45.00	35.00	1.05	1.00	1.958	0.71	27.70	10.0	1.44	27.70	0.34
50.00	38.00	1.05	1.00	2.114	0.69	28.09	8.0	0.65	28.09	0.35
55.00	34.00	1.05	1.00	2.271	0.66	24.29	8.0	0.60	24.29	0.27

ATTACHMENT NO 9.73

CRR is based on [illegible] table at 15.0 during in situ testing

Factor of Safety, - Earthquake Magnitude= 7.4:

Depth ft	sigC' tsf	CRR7.5 tsf	Ksigma	CRRv	MSF	CRRm	CSRfs w/fs	F.S. CRRm/CSRfs	
0.00	0.00	2.00	1.00	2.00	1.03	2.07	0.26	5.00	
5.00	0.21	2.00	1.00	2.00	1.03	2.07	0.26	5.00	
10.00	0.42	0.26	1.00	0.26	1.03	0.27	0.25	1.07	
15.00	0.63	2.00	1.00	2.00	1.03	2.07	0.30	5.00	
20.00	0.74	2.00	1.00	2.00	1.03	2.07	0.33	5.00	
25.00	0.85	2.00	1.00	2.00	1.03	2.07	0.34	5.00	
30.00	0.96	2.00	1.00	2.00	1.03	2.07	0.36	5.00	
35.00	1.07	2.00	1.00	1.99	1.03	2.06	0.35	5.00	
40.00	1.17	2.00	0.98	1.96	1.03	2.03	0.35	5.00	
45.00	1.27	0.34	0.96	0.32	1.03	0.33	0.34	0.99	*
50.00	1.37	0.35	0.95	0.33	1.03	0.34	0.33	1.04	
55.00	1.48	0.27	0.94	0.25	1.03	0.26	0.31	0.84	*

* F.S.<1: Liquefaction Potential Zone. (If above water table: F.S.=5)
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

CPT convert to SPT for Settlement Analysis:
Fines Correction for Settlement Analysis:

Depth ft	Ic	qc/N60	qc1 tsf	(N1)60	Fines %	d(N1)60	(N1)60s
0.00	-	-	-	32.52	20.0	0.00	32.52
5.00	-	-	-	37.13	25.0	0.00	37.13
10.00	-	-	-	23.60	38.0	0.00	23.60
15.00	-	-	-	58.34	61.0	0.00	58.34
20.00	-	-	-	57.60	48.0	0.00	57.60
25.00	-	-	-	42.61	35.0	0.00	42.61
30.00	-	-	-	44.93	10.0	0.00	44.93
35.00	-	-	-	33.57	3.0	0.00	33.57
40.00	-	-	-	35.16	8.0	0.00	35.16
45.00	-	-	-	27.70	10.0	0.00	27.70
50.00	-	-	-	28.09	8.0	0.00	28.09
55.00	-	-	-	24.29	8.0	0.00	24.29

(N1)60 has been fines corrected in liquefaction analysis

Settlement of Saturated Sands:
Settlement Analysis Method: Tokimatsu / Seed

Depth ft	CSRfs w/fs	F.S.	Fines %	(N1)60s	Dr %	ec %	dsz in.	dsv in.	S in.
54.95	0.31	0.84	8.0	24.33	78.44	1.058	0.006	0.006	0.006
50.00	0.33	1.04	8.0	28.09	85.89	0.238	0.001	0.423	0.429
45.00	0.34	0.99	10.0	27.70	85.09	0.540	0.003	0.243	0.672
40.00	0.35	5.00	8.0	35.16	100.00	0.000	0.000	0.066	0.738
35.00	0.35	5.00	3.0	33.57	98.74	0.000	0.000	0.000	0.738
30.00	0.36	5.00	10.0	44.93	100.00	0.000	0.000	0.000	0.738
25.00	0.34	5.00	35.0	42.61	100.00	0.000	0.000	0.000	0.738
20.00	0.33	5.00	48.0	57.60	100.00	0.000	0.000	0.000	0.738
15.00	0.30	5.00	61.0	58.34	100.00	0.000	0.000	0.000	0.738
10.00	0.25	1.07	38.0	23.60	77.08	0.193	0.001	0.007	0.745

Settlement of Saturated Sands=0.745 in.
qc1 and (N1)60 is after fines correction in liquefaction analysis
dsz is per each segment: dz=0.05 ft
dsv is per each print interval: dv=5 ft
S is cumulated settlement at this depth

Settlement of Dry Sands:

Depth ft	sigma' tsf	sigC' tsf	(N1)60s	CSRfs w/fs	Gmax tsf	g*Ge/Gm	g_eff	ec7.5 %	Cec	ec %	dsz in.	dsv in.	S in.
9.95	0.65	0.42	23.75	0.25	832.6	2.0E-4	0.0324	0.0255	1.03	0.0263	3.2E-4	0.000	0.000
5.00	0.33	0.21	37.13	0.26	684.9	1.2E-4	0.0204	0.0078	1.03	0.0081	9.7E-5	0.020	0.020
0.00	0.00	0.00	32.52	0.26	3.6	7.2E-7	0.0010	0.0005	1.03	0.0005	6.3E-6	0.007	0.027

Settlement of Dry Sands=0.027 in.
dsz is per each segment: dz=0.05 ft
dsv is per each print interval: dv=5 ft
S is cumulated settlement at this depth

Total Settlement of Saturated and Dry Sands=0.773 in.
Differential Settlement=0.386 to 0.510 in.

Units Depth = ft, Stress or Pressure = tsf (atm), Unit Weight = pcf, Settlement = in.

ATTACHMENT NO. 9.74

SPT	Field data from Standard Penetration Test (SPT)
BPT	Field data from Becker Penetration Test (BPT)
qc	Field data from Cone Penetration Test (CPT)
fc	Friction from CPT testing
Gamma	Total unit weight of soil
Gamma'	Effective unit weight of soil
Fines	Fines content [%]
D50	Mean grain size
Dr	Relative Density
sigma	Total vertical stress [tsf]
sigma'	Effective vertical stress [tsf]
sigC'	Effective confining pressure [tsf]
rd	Stress reduction coefficient
CSR	Cyclic stress ratio induced by earthquake
fs	User request factor of safety, apply to CSR
w/fs	With user request factor of safety inside
CSRfs	CSR with user request factor of safety
CRR7.5	Cyclic resistance ratio (M=7.5)
Ksigma	Overburden stress correction factor for CRR7.5
CRRv	CRR after overburden stress correction, CRRv=CRR7.5 * Ksigma
MSF	Magnitude scaling factor for CRR (M=7.5)
CRRm	After magnitude scaling correction CRRm=CRRv * MSF
F.S.	Factor of Safety against liquefaction F.S.=CRRm/CSRfs
Cebs	Energy Ratio, Borehole Dia., and Sample Method Corrections
Cr	Rod Length Corrections
Cn	Overburden Pressure Correction
(N1)60	SPT after corrections, (N1)60=SPT * Cr * Cn * Cebs
d(N1)60	Fines correction of SPT
(N1)60f	(N1)60 after fines corrections, (N1)60f=(N1)60 + d(N1)60
Cq	Overburden stress correction factor
qc1	CPT after Overburden stress correction
dqc1	Fines correction of CPT
qc1f	CPT after Fines and Overburden correction, qc1f=qc1 + dqc1
qc1n	CPT after normalization in Robertson's method
Kc	Fine correction factor in Robertson's Method
qc1f	CPT after Fines correction in Robertson's Method
Ic	Soil type index in Suzuki's and Robertson's Methods
(N1)60s	(N1)60 after seattlement fines corrections
ec	Volumetric strain for saturated sands
ds	Settlement in each Segment dz
dz	Segment for calculation, dz=0.050 ft
Gmax	Shear Modulus at low strain
g_eff	gamma_eff, Effective shear Strain
g*Ge/Gm	gamma_eff * G_eff/G_max, Strain-modulus ratio
ec7.5	Volumetric Strain for magnitude=7.5
Cec	Magnitude correction factor for any magnitude
ec	Volumetric strain for dry sands, ec=Cec * ec7.5
NoLiq	No-Liquefy Soils

References:

NCEER Workshop on Evaluation of Liquefaction Resistance of Soils. Youd, T.L., and Idriss, I.M., eds., Technical Report NCEER 97-0022.

SP117. Southern California Earthquake Center. Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California. University of Southern California. March 1999.

ATTACHMENT NO. 9.75

APPENDIX D

General Grading Specifications

ATTACHMENT NO. 9

GENERAL EARTHWORK
AND GRADING SPECIFICATIONS

1. GENERAL INTENT

These specifications present general procedures and requirements for grading and earthwork as shown on the approved grading plans, including preparation of areas to be filled, placement of fill, installation of subdrains, and excavations. The recommendations contained in the geotechnical report are a part of the earthwork and grading specifications and shall supersede the provisions contained hereinafter in the case of conflict. Evaluations performed by the consultant during the course of grading may result in new recommendations of the geotechnical report.

2.EARTHWORK OBSERVATION AND TESTING

Prior to the commencement of grading, a qualified geotechnical consultant (soils engineer and engineering geologist, and their representatives) shall be employed for the purpose of observing earthwork and testing the fills for conformance with the recommendations of the geotechnical report and these specifications. It will be necessary that the consultant provide adequate testing and observation so that he may determine that the work was accomplished as specified. It shall be the responsibility of the contractor to assist the consultant and keep him apprised of work schedules and changes so that he may schedule his personnel accordingly.

It shall be the sole responsibility of the contractor to provide adequate equipment and methods to accomplish the work in accordance with applicable grading codes or agency ordinances, these specifications and the approved grading plans. If in the opinion of the consultant, unsatisfactory conditions, such as questionable soil, poor moisture condition, inadequate compaction, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the consultant will be empowered to reject the work and recommend that construction be topped until the conditions are rectified. Maximum dry density tests used to determine the degree of compaction will be performed in accordance with the American Society of Testing and Materials tests method ASTM D 1557-78.

3.0 PREPARATION OF AREAS TO BE FILLED

3.1 Clearing and Grubbing: All brush, vegetation and debris shall be removed or piled and otherwise disposed of.

3.2 Processing: The existing ground which is determined to be satisfactory for support of fill shall be scarified to a minimum depth of 6 inches. Existing ground which is not satisfactory shall be overexcavated as specified in the following section. Scarification shall continue until the soils are broken down and free of large clay lumps or clods and until the working surface is reasonably uniform and free of uneven features which would inhibit uniform compaction.

3.3 Overexcavation: Soft, dry, spongy, highly fractured or otherwise unsuitable ground, extending to such a depth that the surface processing cannot adequately improve the condition, shall be overexcavated down to firm ground, approved by the consultant.

3.4 Moisture Conditioning: Overexcavated and processed soils shall be watered, dried-back, blended, and/or mixed, as required to attain a uniform moisture content near optimum.

3.5 Recompaction: Overexcavated and processed soils which have been properly mixed and moisture- conditioned shall be recompacted to a minimum relative compaction of 90 percent.

3.6 Benching: Where fills are to be placed on ground with slopes steeper than 5: 1 (horizontal to vertical units), the ground shall be stepped or benched. The lowest bench shall be a minimum of 15 feet wide, shall be at least 2 feet deep, shall expose firm material, and shall be approved by the consultant. Other benches shall be excavated in firm material for a minimum width of 4 feet. Ground sloping flatter than 5 : 1 shall be benched or otherwise overexcavated when considered necessary by the consultant.

3.7 Approval: All areas to receive fill, including processed areas, removal areas and toe-of-fill benches shall be approved by the consultant prior to fill placement.

4.0 FILL MATERIAL

4.1 General: Material to be placed as fill shall be free of organic matter and other deleterious substances, and shall be approved by the consultant. Soils of poor gradation, expansion, or strength characteristics shall be placed in areas designated by consultant or shall be mixed with other soils to serve as satisfactory fill material.

4.2 Oversize: Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, shall not be buried or placed in fills, unless the location, materials, and disposal methods are specifically approved by the consultant. Oversize disposal operations shall be such that nesting of oversize material does not occur,

and such that the oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 feet vertically of finish grade or within the range of future utilities or underground construction, unless specifically approved by the consultant.

4.3 Import: If importing of fill material is required for grading, the import material shall meet the requirements of Section 4. 1.

5.0 FILL PLACEMENT AND COMPACTION

5.1 Fill Lifts: Approved fill material shall be placed in areas prepared to receive fill in near-horizontal layers not exceeding 6 inches in compacted thickness. The consultant may approve thicker lifts if testing indicates the grading procedures are such that adequate compaction is being achieved with lifts of greater thickness. Each layer shall be spread evenly and shall be thoroughly mixed during spreading to attain uniformity of material and moisture in each layer.

5.2 Fill Moisture: Fill layers at a moisture content less than optimum shall be watered and mixed, and wet fill layers shall be aerated by scarification or shall be blended with drier material. Moisture-conditioning and mixing of fill layers shall continue until the fill material is at a uniform moisture content or near optimum.

5.3 Compaction of Fill: After each layer has been evenly spread, moisture conditioned, and mixed, it shall be uniformly compacted to not less than 90 percent of maximum dry density. Compaction equipment shall be adequately sized and shall be either specifically designed for soil compaction or of proven reliability, to efficiently achieve the specified degree of compaction.

5.4 Fill Slopes: Compaction of slopes shall be accomplished, in addition to normal compacting procedures, by backfilling of slopes with sheepsfoot rollers at frequent increments of 2 to 3 feet in fill elevation gain, or by other methods producing satisfactory results. At the completion of grading ,the relative compaction of the slope out to the slope face shall be at least 90 percent.

5.5 Compaction Testing: Field tests to check the fill moisture and degree of compaction will be performed by the consultant. The location and frequency of tests shall be at the consultant's discretion. In general, the tests will be taken at an interval not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of embankment.

6.0 SUBDRAIN INSTALLATION

Subdrain systems, if required, shall be installed in approved ground to conform to the approximate alignment and details shown on the plans or herein. The subdrain location or materials shall not be changed or modified without the approval of the consultant. The consultant, however, may recommend and upon approval, direct changes in subdrain line, grade or material. All subdrains should be surveyed for line and grade after installation, and sufficient time shall be allowed for the surveys, prior to commencement of filling over the subdrains.

7.0 EXCAVATION

Excavation and cut slopes will be examined during grading. If directed by the consultant, further excavation or overexcavation and refilling of cut areas shall be performed, and/or remedial grading of cut slopes shall be performed. Where fill-over-cut slopes are to be graded, unless otherwise approved, the cut portion of the slope shall made and approved by the consultant prior to placement of materials for construction of the fill portion of the slope.

8.0 TRENCH BACKFILLS

8.1 Supervision: Trench excavations for the utility pipes shall be backfilled under engineering supervision.

8.2 Pipe Zone: After the utility pipe has been laid, the space under and around the pipe shall be backfilled with clean sand or approved granular soil to a depth of at least one foot over the top of the pipe. The sand backfill shall be uniformly jetted into place before the controlled backfill is placed over the sand.

8.3 Fill Placement:'The onsite materials, or other soils approved by the engineer, shall be watered and mixed as necessary prior to placement in lifts over the sand backfill.

8.4 Compaction: The controlled backfill shall be compacted to at least 90 percent of the maximum laboratory density as determined by the ASTM compaction method described above.

8.5 Observation and 'Testing: Field density tests and inspection of the backfill procedures shall be made by the soil engineer during backfilling too see that the proper moisture content and uniform compaction is being maintained. The contractor shall provide test holes and exploratory pits as required by the soil engineer to enable sampling and testing.

Attachment No. 4
Summary of Mitigation Measures

Description of Impact		Mitigation Measure
Unstable soil conditions	**GEO 1**	The grading plan prepared for the new proposed project shall contain the recommendations included in the Geotechnical Engineering Report for the site prepared by Soil Pacific, Inc., dated July 2004 and updated July 2008. These recommendations shall be implemented in the design of the project and include measures associated with site preparation, fill placement and compaction, dewatering, seismic design features, excavation and shoring requirements, foundation design, concrete slabs and pavement, cement type, surface drainage, trench backfill, and geotechnical observation.
Grading and excavation around existing abandoned oil wells	**HAZ 1**	The developer shall consult with DOGGR to determine if plug or re-plug of existing abandoned oil wells is necessary. Prior to the issuance of grading permits, the developer shall submit evidence of consultation with DOGGR indicating wells have been plugged or abandoned to current DOGGR standards.
Grading and excavation around existing abandoned oil wells	**HAZ 2**	In the event that abandoned oil wells are damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g. City of Huntington Beach Fire Department). The developer shall ensure proper implementation for the re-abandonment operation in compliance with all applicable laws and regulations.

ATTACHMENT NO. 9.8.1

RESPONSE TO COMMENTS FOR DRAFT
MITIGATED NEGATIVE DECLARATION NO. 08-011

I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration No. 08-011 (Pacific View Mixed Use Building). This document contains all information available in the public record related to the construction of a 12,898 sq. ft. mixed use building as of September 16, 2008 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains four sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft Mitigated Negative Declaration No. 08-011. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of September 16, 2008. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Mitigated Negative Declaration No. 08-011. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that a Draft Mitigated Negative Declaration No. 08-011 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft Mitigated Negative Declaration No. 08-011. The following is a list of actions taken during the preparation, distribution, and review of the Draft Mitigated Negative Declaration No. 08-011.

1. A cover letter and copies of the Draft Mitigated Negative Declaration No. 08-011 were filed with the State Clearinghouse on August 7, 2008. The State Clearinghouse assigned Clearinghouse Number 2008081021 to the proposed project. A copy of the cover letter and the State Clearinghouse distribution list is available for review and inspection at the City of Huntington Beach, Planning Department, 2000 Main Street, Huntington Beach, California 92648.

ATTACHMENT NO. 9.82

2. An official 30 day public review period for the Draft Mitigated Negative Declaration No. 08-011 was established by the State Clearinghouse. It began on August 7, 2008 and ended on September 5, 2008. Public comment letters were accepted by the City of Huntington Beach through September 10, 2007.

3. Notice of the Draft Mitigated Negative Declaration No. 08-011 was published in the Huntington Beach Independent on August 7, 2008. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

III. COMMENTS

Copies of all written comments received as of September 16, 2008 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been either summarized or retyped verbatim in a comment-response format for clarity. Responses to Comments for each comment which raised an environmental issue are contained in this document.

IV. RESPONSE TO COMMENTS

The Draft Mitigated Negative Declaration No. 08-011 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 30 days. The public review period for the Draft Mitigated Negative Declaration No. 08-011 established by the State Clearinghouse commenced on August 7, 2008 and expired on September 5, 2008. The City of Huntington Beach accepted comment letters through September 10, 2008.

Copies of all documents received as of September 16, 2008 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Mitigated Negative Declaration No. 08-011, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

Response to Comments
Mitigated Negative Declaration No. 08-011
Magnolia Street Sidewalk Installation

CalTrans-1:
Comment:
Thank you for the opportunity to review and comment on the Draft Mitigated Negative Declaration (MND) for the Pacific View Mixed-Use Development. The proposal is to construct a 12,922 sq. ft. mixed development. The ground floor will have 4,082 sq. ft. on commercial uses; while seven residential units consisting of 4,472 sq. ft. will be on the second floor and 4,367 sq. ft. on the third floor. The project site is located at 620 pacific Coast Highway (SR-1) in the City of Huntington Beach. The nearest State route to the project site is SR-1.

Response:
Thank you for taking the time to review and provide comments on Negative Declaration No. 08-011. They will be forwarded to the Planning Commission for consideration and are responded to below.

CalTrans-2:
Comment:
The Department of Transportation Department is a commenting agency on this project and has no comment at this time. However, in the event of any activity in the Department's right-of-way, an encroachment permit will be required.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Carter-1
Comment:
This comment expresses opposition to the proposed project.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Carter -2
Comment:
The comment expresses concern with the request for a variance to allow a fourth floor in lieu of the maximum allowed number of three floors.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Carter -3
Comment:
The comment expresses concern with the request for a special permit request to change the slope of the transition ramp within the subterranean parking structure and questions the safety of the cyclist and pedestrians using the alley.

ATTACHMENT NO. 9.84

Response:
The increased slope from 10% to 15% will only occur within the subterranean parking structure. The slope of the ramp will remain at 10% a the intersection of the ramp and the alley. Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Carter -4
Comment:
The comment expresses concern with the request for a special permit to reduce the setback requirements. The comment also raises issue with the aesthetics of the proposed four story building with reduced setbacks.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Carter -5
Comment:
This comments expresses concern with increased traffic in the area which will be endured by residents and guests at the Huntington Pacific (711 PCH) and other residents and businesses in the proximity of this project. The comment also states that residents of the Huntington Pacific residential community have requested installation of a "No U-TURN", crosswalk and traffic light at the intersection of 8th and PCH.

Response:
The comment addresses existing condition found at the intersection of PCH and 8th St. The project is located between 7th St. and 6th St. Main vehicular access to the project site will be provided via an alley located to the rear of the project site between 7th St. and 6th Street. The alley provides access to the signalized intersection located at 6th Street and PCH. It is anticipated that a majority of the vehicle trips arriving to and leaving the site will utilize the signalized intersection at PCH and 6th Street. The proposed development will generate 349 new vehicle daily trips, of which 32 will occur in the AM peak hour and 65 in the PM peak hour. The intersection of 6th Street and Pacific Coast Highway was analyzed for potential impacts during the peak periods. The existing level of service (LOS) for the AM and PM peak hour was determined to be LOS A. The existing plus project traffic was analyzed and determined to be LOS A for both the AM peak hour and the PM peak hour. No significant impacts result from the trips generated by the proposed project.

Richardson-1
Comment:
This comment expresses opposition to the proposed project.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Richardson-2
Comment:
Comment expresses concern with the increased traffic and safety issues with existing U-Turn movement at 8th St. and PCH.

ATTACHMENT NO. 9.85

Response:
See response to Carter-5.

Richardson -3
Comment:
This comment express opposition to the variance request to permit a fourth floor in lieu of the maximum allowed three floors.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Telford-1:
Comment:
This comment expresses opposition to the proposed project.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Telford -3:
Comment:
This comment expresses concern with the increased traffic and safety issues with existing U-Turn movement at 8th Street and PCH.

Response:
See response to Carter-5.

Telford -4:
Comment:
This comment express opposition to the variance request to permit a fourth floor in lieu of the maximum allowed three floors and reduced landscaped planters along the street frontages.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Telford -5:
Comment:
This comment requests the installation of a traffic signal with a crosswalk for pedestrians at the intersection of 8th St. and PCH.

Response:
See response to Carter-5. Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Moon-1:
Comment:
This comment expresses concern with the increased traffic and safety issues with existing U-Turn movement at 8th Street and PCH.

ATTACHMENT NO. 9.86

Response:
See response to Carter-5

Moon-2:
Comment:
This comment express opposition to the variance request to permit a fourth floor in lieu of the maximum allowed three floors and reduced landscaped planters along the street frontages.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Moon-3:
Comment:
The comment expresses concern with the request for a special permit request to change the slope of the transition ramp within the subterranean parking structure and questions the safety of the cyclist and pedestrians using the alley.

Response:
See response to Carter-3.

Oelstrom -1:
Comment:
This comment expresses opposition to the proposed project.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

Oelstrom -2:
Comment:
This comment expresses concern with the increased traffic and safety issues with existing U-Turn movement at 8th Street and PCH. The comment also cites changes/additions to PCH which have occurred since Huntington Pacific (711 PCH).

Response:
Much of the issues raised pertain to the intersection of 8th St. and PCH at 711 PCH. See response to Carter-5.

Oelstrom -3:
Comment:
This comment requests the installation of a traffic signal with a crosswalk for pedestrians at the intersection of 8th St. and PCH.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

ATTACHMENT NO. 4.07

EB-1:

Comment:

At the September 4, 2008 Environmental Board meeting, the members reviewed the subject proposal. The Board offers the following comments and recommendations for your consideration:

Response:

Thank you for you comments. They will be forwarded to the Planning Commission for consideration and are responded to below.

EB-2:

Comment:

The developer is requesting that the structure encroach on setbacks at the front by 15', on one side by 10' and the other side yard by 5'. The purpose of the city's setback requirements are to allow for landscaping and for the building to be able to "breathe". Reducing the setbacks in areas that are already tight as they are along Pacific Coast Highway and the downtown area is viewed as undesirable on this busy highway corridor.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration.

EB-3:

Comment:

The Board recommends that park "in-lieu" fees be dedicated to improve park/open space in the project's immediate vicinity.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration.

EB-4:

Comment:

The developer requests a variance to increase the slope the underground garage ramps by an additional 5%. Since the water table in this area is relatively high, concerns arise regarding subterranean garage flooding. The Board suggests that special attention be given to dewatering and subsequent waterproofing.

Response:

Suggested Mitigation Measure GEO-1 addresses dewatering of the site by requiring the project adhere to the Geotechnical Engineering Report prepared by Soil Pacifica, Inc. dated July 2004 and Updates July 2008 which includes measures for dewatering.

EB-5:

Comment:

The Downtown Specific Plan calls for a building height not to exceed three stories. The developer requests a fourth story for the purpose of providing roof-top recreational space, the implication being that this would be open space. However, in the developer's architectural rendering of the 4th floor, it appears that there are three structures, one on each of three corners of this top level. The purpose of these structures is unclear and the additional height appears to

impede upon existing height restrictions and would negatively affect the ocean views of neighboring residents. The Board therefore questions the need for a fourth floor.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

EB-6:
Comment:
The vacant lot proposed for the project was most recently the site of a gas station. The Board wonders if mitigation measures will be required since there are two abandoned oil wells capped at a depth of approximately 8'. The wells appear to be at the depth of the proposed subterranean parking level. There are a number of inherent hazards implicit in designing a parking structure over abandoned oil wells which would require consultation with various agencies including the California Division of Oil, Gas and Geothermal Resources (DOGGR).

Response:
Suggested Mitigation Measure HAZ-1 and HAZ-2 addresses the re-abandonment of existing oil wells to levels below the proposed subterranean garage.

Franklin-1
Comment:
The comment expresses concern with the request for a variance to allow an increases in the number of floors and special permit requests to change the slope of the transition ramp within the subterranean parking structure and reduced setbacks.

Response:
Comment acknowledged and will be forwarded to the Planning Commission for consideration.

ATTACHMENT NO. 9.89

APPENDIX A

ATTACHMENT NO. 990

APPENDIX A

ATTACHMENT NO. 9 9L

DEPARTMENT OF TRANSPORTATION
District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592

SEP 10 2008

Flex your power!
Be energy efficient!

September 4, 2008

Rami Talleh
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

File: IGR/CEQA
SCH#: 2008081021
Log #: 2100
SR-1

Subject: Pacific View Mixed-Use Development

Dear Mr. Talleh,

Thank you for the opportunity to review and comment on the **Draft Mitigated Negative Declaration (MND) for the Pacific View Mixed-Use Development.** The proposal is to construct a 12,922 sq. ft. mixed-use development. The ground floor will have 4,082 sq. ft. of commercial uses; while seven residential units consisting of 4,472 sq. ft will be on the second floor and 4,367 sq. ft. on the third floor. The project site is located at 620 Pacific Coast Highway (SR-1) in the City of Huntington Beach. The nearest State route to the project site is SR-1.

The Department of Transportation (Department) is a commenting agency on this project and has no comment at this time. However, in the event of any activity in the Department's right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

Ryan Chamberlain, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research

CalTrans

ATTACHMENT NO. 2-92

Carter Family Trust
James & Judith Carter
P O Box 800
West Sacramento CA 95691
916 285-9511
916 285-9552 FAX

September 5, 2008

Mr. Rahmi Talleh
Senior Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, Ca. 92648

RE: Pacific View Project

Dear Mr. Talleh

I read with interest the Environmental Assessment for the Pacific View Project.

I am writing to express my concerns on several issues.

- The project is asking for a variance to add a fourth floor although the benefit appears to be for a very small number of people. If the units were at full capacity, how many would actually benefit, twenty to twenty-five unit owners and family or their guests? Does that merit a variance that will impact the entire community?

  The actual square footage of the roof top deck contradicts the purpose of the variance request. I feel the real purpose is to add a grandiose appearance to the project. I do not believe this request is reasonable.

- A special permit request will allow transition ramps slope to change from 10% to 15%. Does this occur within the garage or the ingress and egress to the parking garages?

  Won't this impact the ability of the driver's view of bicycle, skateboard and pedestrians traffic who also may be using the alley?

- Another special permit will reduce the front yard setback ten feet. This area is

Carter

ATTACHMENT NO. 9.93

designated to landscaping.

No amount of glass tiles, imported slate, false store fronts can replace the calming pleasant look of a landscaped setback. Please don't approve a looming four story building without the *minimum* landscaping requirements.

What is ***so green*** about a development wishing to reduce our city's landscape requirement? I am opposed to all the setback requests.

- Increased traffic in the area will be endured by the residents and guests at The Huntington Pacific and other residents and business in the proximity of this project.

Our community has pleaded with Cal-Trans and the City of Huntington Beach to help us secure a "No U-TURN sign in front of our complex. We have asked for traffic lights and more crosswalks. Now is the time!

I realize the proposed building, built within our current regulations, could add value to the neighborhood.

I feel it is time our planners take responsibility for the positions they hold. Plan well for the city and her citizens now and for the future.

Judith Carter
Owner Unit #210
The Huntington Pacific

ATTACHMENT NO. 9.94

September 5, 2008

Re: Pacific View, 620 PCH

Dear Mr. Talleh:

My name is Mrs. Andrea Richardson. I am the owner of Unit #202 and #310 at 711 PCH, in Huntington Beach. Please be advised that I reject the entire project at 620 PCH based on the traffic issues that currently exist, and know that this new project will bring only more issues. We already have difficulty exiting and entering our complex. With the heavy flow of traffic in the morning, for example, it is dangerous to pull out of our complex to get my child to school. The heavy traffic creates a major safety issue. It is not in the best interest to put our children at risk in a situation that could be remedied. Do we risk injuring our children and ourselves for this new development and the added traffic that it will bring to this area?

This new project will further impact our exit/entering our complex because of the u-turn situation that already exists. Any traffic coming from the new project and wanting to go south on PCH, for example, will first need to travel north, make a u-turn, and then go south. Guess where they will be making this u-turn? Directly in front of our complex, along with the many motorists who already are using our intersection for u-turns.

I also reject the project variances with height and distance to streets. It is not within the requirements set by the City and not consistent with the neighborhood.

Thank you for considering these points as you protect neighboring Huntington Beach residents. I look forward to your response. Please feel free to contact me.

Sincerely,

Andrea Richardson

Mrs. Andrea Richardson
714.606.9021 (cell)

Cc: Huntington Beach City Council

Richardson

ATTACHMENT NO. 4-95

Talleh, Rami

From: Nancy & Tom Telford [telford@telford.com]
Sent: Saturday, September 06, 2008 12:23 PM
To: Talleh, Rami
Subject: Re: Pacific View, 620 PCH

September 6, 2008

Re: Pacific View, 620 PCH

Dear Mr. Talleh:

We are Tom & Nancy Telford.

We are the owners of Unit #329 at 711 PCH, in Huntington Beach.

We are totally opposed to the entire project at 620 PCH.

We have seen numerous near miss collisions of cars trying to enter and exit our complex.

This new project will further only escalate an already dangerous situation that already exists.

All traffic coming from the new project and wanting to go south on PCH will be making a U Turn Directly in front of our complex, along with the many motorists who already are using our intersection for u-turns.

We also reject the project variances with height and distance to streets. It is not within the requirements set by the City and not consistent with the neighborhood.

We strongly urge you to put in a traffic signal with a crosswalk for pedestrians, and so vehicles can safely enter and exit our complex.

Sincerely,

Thomas Telford-Broker
Telford Real Estate &
Nancy Telford C-21 Beachside
(909) 931-1767-Direct Line
Toll Free Voice Line (888) 370-9531
Toll Free Fax (866) 287-1323
Website www.NancyTelford.com

Telford

ATTACHMENT NO. 9.96

Mr. Rahmi Talleh

RE: Pacific View Project

Good Afternoon,

We have reviewed the Environmental Assessment for the Pacific View Project on Pacific Coast Highway in Huntington Beach and have some concerns.

As a 22 year resident of Huntington pacific at 8th Street and Pacific Coast Highway, the amount of traffic making U turns in front of our ingress and egress driveway has increased dramatically. We find it more and more difficult to exit our development and we are concerned a major accident is just waiting to happen.

We do not need more cars exiting onto Pacific Coast Highway, that have to make U turns in front of our development, to go South on Pacific Coast Highway.

We are also concerned about any variance which reduces the cities landscaping requirements. In our concrete world there is not enough greenery and we need all we can get.

Reducing the set back requirement and increasing the exit ramps slope is going to be even more dangerous to the pedestrians, bikers and skateboarders innocently passing by. This would create a safety hazard.

Mr. Talleh, as a city planner, we hope you will do what is best for the local citizens and approximate 200 residents in Huntington Pacific.

Sincerely,

Tom and Naomi Moon
711 Pacific Coast Highway #214
Huntington Beach, CA 92648

Naomi@reobroker.com

Moon

ATTACHMENT NO. 9.97

September 5, 2008

Mr. Rami Talleh, Senior Planner
Copy to: City Council Members
City of Huntington Beach Planning Dept.
2000 Main Street
Huntington Beach, CA 92648

RE: Project location: Pacific View, 620 PCH, Huntington Beach

My family and I reside in the 106-unit condo complex, Huntington Pacific, at 711 PCH, across the street from the above-proposed project. We are NOT in support of this project for two big reasons that follow.

- Variance requests: We cannot support any of the many variances requested. The City has set project minimum requirements. New projects should adhere to these requirements.

- Traffic: We do NOT want any additional traffic on PCH from new developments of commercial and residential units until current traffic problems have been solved, and an acceptable future plan has been brought forward and approved by PCH residents and businesses. (We find it interesting, by the way, that Pacific View is touted as so "green". What about the traffic and the affect it will have on the neighborhood? Green would be--NOT building it at all and putting a small park there!!!)

The residents at 711 PCH currently have a VERY difficult time attempting to enter and to exit the complex. The waits are long at rush hour, on weekends, and most of the summer days. In addition to the long wait to enter/exit our complex, it has become very DANGEROUS for us to enter and to exit our complex due to the following additions/changes that have occurred since our complex was built in the late 60s.

a. Speed limit is 45 mph as traffic passes our complex. Much of the traffic travels an additional 5 or 10+ mph in excess of the speed limit. This makes it very difficult and dangerous for us to merge into traffic on PCH in FRONT of our complex. Many of us no longer try to actually cross PCH to 8th Street, nor do we attempt to cross and turn left onto PCH. We habitually make only right turns onto the highway for safety reasons.

b. There is no traffic light at our intersection to help control any of the following dangerous traffic situations in FRONT of our property.

c. Two lanes change to three within a block of our property going both directions. Motorists begin moving from/to the third lane in FRONT of our complex's entry/exit. Many maneuver without using their indicators, making it even more dangerous.

d. Eighth Street "dead ends" into our property. There is no traffic light for 8th street traffic to enter PCH nor cross PCH—and many turn left or south in FRONT of our complex.

Oelstrom

e. A bus stop is located on PCH at our intersection. Buses begin to move to the curb directly in FRONT of our complex as we are attempting to pull out. In addition, when the bus has stopped, it is difficult to see if traffic is approaching from the south.

f. Turn lanes exist coming from both directions on PCH directly in FRONT of our complex. Motorists use these turn lanes to U-turn directly in FRONT of our complex. So while those from the south may be turning into our complex—they also might just be making a U-turn. This is especially dangerous!! MANY near-accidents have occurred due to motorists using the turn lanes to make u-turns. Could they not be forced to make U-turns only at the intersections with traffic lights at 6th or 9th Streets?

g. Pedestrians attempt to cross PCH directly in FRONT of our complex. Folks still attempt to run across the street--even though there is no traffic light, nor a cross-walk.

h. Pier Plaza attracts folks for the Friday market and for weekend events. This means more traffic, and this means more folks making the u-turn in FRONT of our complex to go back to find parking places at the meters on PCH or to return to the Main Street.

i. Hotel traffic. There is a multi-story hotel at our intersection whose traffic feeds directly onto PCH in FRONT of our complex.

j. Additional multi-family homes have been built along PCH the last several years, greatly impacting PCH traffic in FRONT of our complex.

k. Additional businesses, including the Hyatt and Hilton impact PCH traffic in FRONT of our complex.

l. Additional visitors to Huntington Beach, in general, impact PCH traffic in FRONT of our complex.

These are just some of the changes that have taken place since our complex was built and since we bought our homes at 711 PCH. We realize that we are in a unique location. We have needs, too.

We have attempted to bring our traffic issues to the City but have been reminded that PCH is a State Highway, and we must adhere to the State's requirements. We did manage to obtain a KEEP CLEAR sign at our intersection, which has been a big improvement. But we need more. We need a traffic signal. At a minimum, we need NO U-TURN signs at our intersection in both directions.

In the meantime, we CANNOT support any more development in this area. We still have two more shopping centers to open on PCH, one of which is to open very soon. We're fearful of the impact their traffic will have on PCH in FRONT of our complex.

We need the City's attention and assistance. Please help.

Jeanne Oelstrom

Jeanne Oelstrom -- 32-year resident and supporter of Huntington Beach
711 PCH #121
Huntington Beach, CA 92648
714.969.5309

ATTACHMENT NO. 9.99

CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

September 8, 2008

City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, California 92648

Attention: Rami Talleh, Senior Planner

Subject: Pacific View

Dear Mr. Talleh:

At the September 4, 2008 Environmental Board meeting, the members reviewed the subject proposal. The Board offers the following comments and recommendations for your consideration:

1. The developer is requesting that the structure encroach on setbacks at the front by 15', on one side by 10' and the other side yard by 5'. The purpose of the city's setback requirements are to allow for landscaping and for the building to be able to "breathe". Reducing the setbacks in areas that are already tight as they are along Pacific Coast Highway and the downtown area is viewed as undesirable on this busy highway corridor.

2. The Board recommends that park "in-lieu" fees be dedicated to improve park/open space in the project's immediate vicinity.

3. The developer requests a variance to increase the slope the underground garage ramps by an additional 5%. Since the water table in this area is relatively high, concerns arise regarding subterranean garage flooding. The Board suggests that special attention be given to dewatering and subsequent waterproofing.

4. The Downtown Specific Plan calls for a building height not to exceed three stories. The developer requests a fourth story for the purpose of providing roof-top recreational space, the implication being that this would be open space. However, in the developer's architectural rendering of the 4th floor, it appears that there are three structures, one on each of three corners of this top level. The purpose of these structures is unclear and the additional height appears to impede upon existing height restrictions and would negatively affect the ocean views of neighboring residents. The Board therefore questions the need for a fourth floor.

5. The vacant lot proposed for the project was most recently the site of a gas station. The Board wonders if mitigation measures will be required since there

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ATTACHMENT NO. 9.1CD

are two abandoned oil wells capped at a depth of approximately 8'. The wells appear to be at the depth of the proposed subterranean parking level. There are a number of inherent hazards implicit in designing a parking structure over abandoned oil wells which would require consultation with various agencies including the California Division of Oil, Gas and Geothermal Resources (DOGGR).

We appreciate the opportunity of working with you on this project and don't hesitate to contact us with questions.

Very truly yours,
HB ENVIRONMENTAL BOARD

Rosemary Medford for David Guido
Chair

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ATTACHMENT NO. 9.10

FERDIE F. FRANKLIN

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August 12, 2008

Rami Talleh
Senior Planner
City of Huntington Beach Planning Dept.
2000 Main Street
Huntington Beach, CA 92648

Re: Draft MND and Request for Variances for Project at 620 Pacific Coast Highway

Dear Mr. Talleh:

We are the owners of a unit in the Huntington Pacific development, 711 Pacific Coast Highway, Huntington Beach. These are our comments with respect to the proposed project at 620 Pacific Coast Highway.

The developer asked to be allowed to add an extra story to the structure, to reduce the front yard setback, to reduce the side yard setback, to reduce the interior side yard setback, and to use a slope greater than the Code allows. The developer asks for variances to accommodate these requests. There is nothing indicated that would constitute special circumstances for granting any, much less all, of these variances. Rather, this appears to simply be a case of a developer wanting to put a bigger structure on the lot than allowed per the Code. To grant the variances under these circumstances is unjustified and would constitute a grant of special privileges, inconsistent with the limitations on other properties in the vicinity and zone, in direct contradiction to *Government Code* § 65906.

While we do not oppose reasonable development of the site, we do request that the City require any developer to comply with the law. The proposed development does not.

Very truly yours,

FERDIE F. FRANKLIN
CATHERINE FRANKLIN

FFF:ra

Franklin

ATTACHMENT NO. 9&2